BASIX™ Certificate

Building Sustainability Index
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Multi Dwelling

Certificate number: 1812711M_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: Friday, 12 September 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 49WS4RBRPC.

Project summary	
Project name	16-20 Carrington Road, Castle Hill_02
Street address	16-20 CARRINGTON ROAD CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan 247890
Lot no.	26
Section no.	-
No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	431
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	✔	60	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	16-20 Carrington Road, Castle Hill_02
Street address	16-20 CARRINGTON ROAD CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan 247890
Lot no.	26
Section no.	-

Project type	
No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	431
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	13646.99
Roof area (m²)	5820.64
Non-residential floor area (m²)	-
Residential car spaces	150
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	1637
Common area garden (m²)	3821
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	20/1972
Certificate number	49WS4RBRPC
Climate zone	56

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	60	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, 135 dwellings, 20 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)
1001	3	149	0	0	0
1005	2	89	0	0	0
101	3	149	0	0	0
105	2	93	0	0	0
1101	3	149	0	0	0
1105	2	89	0	0	0
1201	3	149	0	0	0
1205	2	89	0	0	0
1301	3	149	0	0	0
1305	2	89	0	0	0
1401	3	149	0	0	0
1501	3	149	0	0	0
1601	3	149	0	0	0
1701	3	149	0	0	0
201	3	149	0	0	0
205	2	93	0	0	0
301	3	149	0	0	0
305	2	89	0	0	0
401	3	149	0	0	0
405	2	93	0	0	0
501	3	149	0	0	0
1002	3	153	0	0	0
1006	3	134	0	0	0
102	3	156	0	0	0
106	3	134	0	0	0
1102	3	153	0	0	0
1106	3	134	0	0	0
1202	3	153	0	0	0
1206	3	134	0	0	0
1302	3	153	0	0	0
1306	3	134	0	0	0
1402	3	153	0	0	0
1502	3	153	0	0	0
1602	3	153	0	0	0
1702	3	153	0	0	0
202	3	156	0	0	0
206	3	134	0	0	0
302	3	156	0	0	0
306	3	134	0	0	0
402	3	156	0	0	0
406	3	134	0	0	0
502	3	153	0	0	0
1003	2	114	0	0	0
1007	2	102	0	0	0
103	2	121	0	0	0
107	2	103	0	0	0
1103	2	114	0	0	0
1107	2	102	0	0	0
1203	2	114	0	0	0
1207	2	102	0	0	0
1303	3	104	0	0	0
1307	2	102	0	0	0
1403	3	189	0	80.96	0
1503	3	185	0	0	0
1603	3	185	0	0	0
1703	3	185	0	0	0
203	2	121	0	0	0
207	2	103	0	0	0
303	2	114	0	0	0
307	2	103	0	0	0
403	2	114	0	0	0
407	2	103	0	0	0
503	2	114	0	0	0
1004	2	114	0	0	0
1008	2	101	0	0	0
104	2	122	0	0	0
108	2	101	0	0	0
1104	2	114	0	0	0
1108	2	101	0	0	0
1204	2	114	0	0	0
1208	2	101	0	0	0
1304	2	99	0	0	0
1308	2	101	0	0	0
1404	4+	190	0	70.96	0
1504	4+	190	0	0	0
1604	4+	190	0	0	0
1704	4+	190	0	0	0
204	2	122	0	0	0
208	2	101	0	0	0
304	2	114	0	0	0
308	2	101	0	0	0
404	2	114	0	0	0
408	2	101	0	0	0
504	2	114	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)
505	2	93	0	0	0
601	3	149	0	0	0
605	2	89	0	0	0
701	3	149	0	0	0
705	2	89	0	0	0
801	3	149	0	0	0
805	2	89	0	0	0
901	3	149	0	0	0
905	2	89	0	0	0
G01	3	149	0	0	0
G05	2	102	0	0	0
UG01	3	149	0	0	0
UG05	3	154	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)
506	3	134	0	0	0
602	3	153	0	0	0
606	3	134	0	0	0
702	3	153	0	0	0
706	3	154	0	0	0
802	3	153	0	0	0
806	3	134	0	0	0
902	3	153	0	0	0
906	3	134	0	0	0
G02	3	156	0	0	0
G06	2	110	0	0	0
UG02	3	156	0	0	0
UG06	2	103	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)
507	2	103	0	0	0
603	2	114	0	0	0
607	2	103	0	0	0
703	2	114	0	0	0
707	2	102	0	0	0
803	2	114	0	0	0
807	2	102	0	0	0
903	2	114	0	0	0
907	2	102	0	0	0
G03	1	64	0	0	0
LG01	2	109	0	0	0
UG03	2	121	0	0	0
UG07	2	110	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)
508	2	101	0	0	0
604	2	114	0	0	0
608	2	101	0	0	0
704	2	114	0	0	0
708	2	101	0	0	0
804	2	114	0	0	0
808	2	101	0	0	0
904	2	114	0	0	0
908	2	101	0	0	0
G04	3	134	0	0	0
LG02	2	97	0	0	0
UG04	2	89	0	0	0

Residential flat buildings - Building B, 135 dwellings, 11 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)
1009	4+	177	0	0	0
1013	3	111	0	0	0
1109	4+	177	0	0	0
1112	1	63	0	0	0
113	2	103	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)
1010	3	138	0	0	0
1014	3	141	0	0	0
111	3	118	0	0	0
1113	3	111	0	0	0
114	2	105	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)
1011	3	128	0	0	0
109	2	89	0	0	0
1110	3	138	0	0	0
1114	3	141	0	0	0
115	3	118	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)
1012	1	63	0	0	0
110	2	98	0	0	0
1111	3	128	0	0	0
112	2	105	0	0	0
116	3	128	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)
117	2	111	0	0	0
1209	4+	177	0	0	0
1213	3	111	0	0	0
1311	3	150	0	129.56	0
1505	3	156	0	0	0
210	2	98105	0	0	0
214	2	105	0	0	0
218	2	112	0	0	0
310	2	98	0	0	0
314	2	96	0	0	0
318	2	112	0	0	0
410	2	98	0	0	0
414	2	96	0	0	0
418	2	80	0	0	0
510	2	98	0	0	0
514	2	96	0	0	0
518	2	80	0	0	0
610	2	98	0	0	0
614	2	96	0	0	0
618	2	80	0	0	0
710	3	153	0	0	0
714	3	141	0	18.87	0
812	1	63	0	0	0
910	3	138	0	0	0
914	3	141	0	0	0
G10	2	101	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)
118	2	112	0	0	0
1210	3	138	0	0	0
1214	3	141	0	0	0
1405	3	156	0	0	0
1506	3	128	0	16.8	0
211	3	118	0	0	0
215	2	117	0	0	0
219	4+	195	0	0	0
311	3	106	0	0	0
315	2	110	0	0	0
319	4+	195	0	0	0
411	3	106	0	0	0
415	2	110	0	0	0
419	4+	184	0	0	0
511	3	106	0	0	0
515	2	110	0	0	0
519	4+	184	0	0	0
611	3	106	0	0	0
615	2	110	0	0	0
619	4+	184	0	0	0
711	1	128	0	0	0
809	4+	166	0	0	0
813	3	111	0	0	0
911	3	128	0	0	0
G07	1	72	0	0	0
G11	2	99	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)
119	4+	195	0	0	0
1211	3	128	0	0	0
1309	3	156	0	66.26	0
1406	3	128	0	0	0
1507	3	150	0	0	0
212	2	105	0	0	0
216	3	128	0	0	0
220	2	108	0	0	0
312	2	90	0	0	0
316	3	128	0	0	0
320	2	108	0	0	0
412	2	90	0	0	0
416	3	128	0	0	0
420	2	108	0	0	0
512	2	90	0	0	0
516	3	128	0	0	0
520	2	108	0	0	0
612	2	90	0	0	0
616	3	128	0	0	0
620	2	108	0	0	0
712	1	63	0	0	0
810	3	138	0	0	0
814	3	141	0	0	0
912	1	63	0	0	0
G08	2	98	0	0	0
G12	2	122	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)
120	2	108	0	0	0
1212	1	63	0	0	0
1310	3	128	0	0	0
1407	3	150	0	0	0
209	2	89	0	0	0
213	2	103	0	0	0
217	2	112	0	0	0
309	2	88	0	0	0
313	2	75	0	0	0
317	2	112	0	0	0
409	2	89	0	0	0
413	2	75	0	0	0
417	1	63	0	0	0
509	2	89	0	0	0
513	2	75	0	0	0
517	1	63	0	0	0
609	2	89	0	0	0
613	2	75	0	0	0
617	1	63	0	0	0
709	2	87	0	0	0
713	3	111	0	12.45	0
811	3	128	0	0	0
909	4+	177	0	0	0
913	3	111	0	0	0
G09	3	118	0	0	0
G13	2	87	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)
UG08	2	88	0	0	0
UG12	2	103	0	0	0
UG16	2	115	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)
UG09	2	98	0	0	0
UG13	2	105	0	0	0
UG17	4+	195	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)
UG10	3	118	0	0	0
UG14	2	117	0	0	0
UG18	2	108	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)
UG11	2	105	0	0	0
UG15	2	114	0	0	0

Residential flat buildings - Building C, 161 dwellings, 17 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)
1015	2	92	0	0	0
1019	2	91	0	0	0
123	2	105	0	0	0
127	1	59	0	0	0
131	2	99	0	0	0
135	2	96	0	0	0
223	2	107	0	0	0
227	2	124	0	0	0
231	1	52	0	0	0
235	3	141	0	0	0
322	2	110	0	0	0
326	2	114	0	0	0
330	2	114	0	0	0
334	3	152	0	0	0
422	2	110	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)
1016	2	110	0	0	0
1020	2	81	0	0	0
124	2	91	0	0	0
128	2	124	0	0	0
132	2	105	0	0	0
136	1	51	0	0	0
224	2	105	0	0	0
228	1	59	0	0	0
232	2	99	0	0	0
236	2	96	0	0	0
323	2	107	0	0	0
327	2	124	0	0	0
331	1	52	0	0	0
335	2	96	0	0	0
423	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)
1017	2	88	0	0	0
121	2	92	0	0	0
125	2	114	0	0	0
129	2	114	0	0	0
133	2	14407	0	0	0
221	2	92	0	0	0
225	2	91	0	0	0
229	2	124	0	0	0
233	2	105	0	0	0
237	1	51	0	0	0
324	2	105	0	0	0
328	1	59	0	0	0
332	2	99	0	0	0
336	1	51	0	0	0
424	2	78	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)
1018	2	78	0	0	0
122	2	110	0	0	0
126	2	125	0	0	0
130	1	52	0	0	0
134	3	141	0	0	0
222	2	110	0	0	0
226	2	114	0	0	0
230	2	114	0	0	0
234	2	107	0	0	0
321	2	92	0	0	0
325	2	91	0	0	0
329	2	124	0	0	0
333	3	155	0	0	0
421	2	92	0	0	0
425	2	91	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)
426	2	81	0	0	0
430	2	80	0	0	0
434	3	152	0	0	0
522	2	110	0	0	0
526	2	81	0	0	0
530	2	80	0	0	0
534	3	152	0	0	0
622	2	110	0	0	0
626	2	81	0	0	0
630	2	80	0	0	0
634	3	152	0	0	0
716	2	110	0	0	0
720	2	81	0	0	0
724	2	80	0	0	0
728	3	132	0	0	0
817	2	88	0	0	0
821	2	109	0	0	0
825	1	52	0	0	0
829	1	65	0	0	0
918	2	78	0	0	0
922	1	59	0	0	0
926	2	99	0	0	0
G14	1	60	0	0	0
G18	3	154	0	0	0
UG22	1	52	0	0	0
UG26	1	51	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
427	2	109	0	0	0
431	1	52	0	0	0
435	2	96	0	0	0
523	2	88	0	0	0
527	2	109	0	0	0
531	1	52	0	0	0
535	2	96	0	0	0
623	2	88	0	0	0
627	2	109	0	0	0
631	1	52	0	0	0
635	2	96	0	0	0
717	2	88	0	0	0
721	2	109	0	0	0
725	1	52	0	0	0
729	1	65	0	0	0
818	2	78	0	0	0
822	1	59	0	0	0
826	2	99	0	0	0
915	2	92	0	0	0
919	2	91	0	0	0
923	2	109	0	0	0
927	3	155	0	0	0
G15	2	98	0	0	0
UG19	2	96	0	0	0
UG23	2	99	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)
428	1	59	0	0	0
432	2	99	0	0	0
436	1	51	0	0	0
524	2	78	0	0	0
528	1	59	0	0	0
532	2	99	0	0	0
536	1	51	0	0	0
624	2	78	0	0	0
628	1	59	0	0	0
632	2	99	0	0	0
636	1	51	0	0	0
718	2	78	0	0	0
722	1	59	0	0	0
726	2	99	0	0	0
815	2	92	0	0	0
819	2	91	0	0	0
823	2	109	0	0	0
827	3	155	0	0	0
916	2	110	0	0	0
920	2	81	0	0	0
924	2	80	0	0	0
928	3	132	0	0	0
G16	2	118	0	0	0
UG20	2	92	0	0	0
UG24	3	141	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)
429	2	109	0	0	0
433	3	155	0	0	0
521	2	92	0	0	0
525	2	91	0	0	0
529	2	109	0	0	0
533	3	155	0	0	0
621	2	92	0	0	0
625	2	91	0	0	0
629	2	109	0	0	0
633	3	155	0	0	0
715	2	92	0	0	0
719	2	91	0	0	0
723	2	109	0	0	0
727	3	155	0	0	0
816	2	110	0	0	0
820	2	81	0	0	0
824	2	80	0	0	0
828	3	132	0	0	0
917	2	88	0	0	0
921	2	109	0	0	0
925	1	52	0	0	0
929	1	65	0	0	0
G17	2	138	0	0	0
UG21	2	119	0	0	0
UG25	2	96	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 (m²)
A1_COMMS	12.12
A1_Stair	462.23
A2_WC	5.46
A1_Corridor	829.6
A2_Hallway	14.68

Common area	Floor area (m²)
A1_Fire Control Room	13.12
A2_Stair	501.77
A1_Lobby	93.58
A1_Fire Hallway	19.18

Common area	Floor area (m²)
A2_Plant	77.24
A2_Store	9.06
A2_Lobby	163.94
A2_Corridor	888.29

Common areas of unit building - Building B

Common area	Floor area (m²)
Lift bank (No. 1)	-
Lift bank (No. 4)	-
B2_Music Room	35.2
B2_ACC	12.3
B2_Building Manager	29.46
B2_Store	18.37
B1_Corridor	476.57

Common area	Floor area (m²)
Lift bank (No. 2)	-
Lift bank (No. 5)	-
B2_Workshop	99.7
B2_Plant	249.61
B2_Mail	25.28
B1_Lobby	77.97
B2_Corridor	979.39

Common area	Floor area (m²)
Lift bank (No. 3)	-
B2_Communal	231.78
B2_Maintenance Workshop	78.32
B1_Stair	207.23
B2_Stair	362.98
B2_Lobby	181.77

Common areas of unit building - Building C

Common area	Floor area (m²)
C2_Indoor Pool	170.25
C1_Yoga Studio	50.1
C1_AC Plant	46.5
C2_BOH	17.08
C1_Stair	254.93
C2_Stair	320.21
C1_Corridor	844.33
C2_Corridor	719.55

Common area	Floor area (m²)
C2_Suna	8.95
C2_Lounge	106.56
C1_HW Plant	19.37
C2_Plant	174.5
C2_Parcel Locker	9.38
C2_WC	23.52
C1_Roof Lobby	34.63
C2_Lobby	15.09

Common area	Floor area (m²)
C2_Gym	126.78
Building C_AC Plant	25.37
C1_Plant	49.32
Building C_Airlock	6.8
C2_Pool Store	2.71
C1_Lobby	114.77
C2_Airlock	5.61
C2_Wellness Lobby	39.07

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car Park	23105.93
Fan Room	114.53
Gas meter	9.6
Pool Balance Tank	6
Water Meter	5.95
Bulky Waste	27.28
GBR BLD	118.56
Cold Water Plant	13.5
Rain Water Tank	17.81
Click and Collect	16.43
Basement_Corridor	73.36

Common area	Floor area (m²)
Balance Tank	13.29
Fire Pump Room	75.4
Heat Recovery Room	31.02
Pool Heat Pump	31.61
Bin Room	220.26
FOGO	43.84
General Bin Holding	244.36
Maintenance Access	9.28
Bike Storage	136.3
Fire Stairs - Basement	337.7
Stair	43.32

Common area	Floor area (m²)
Booster	4.03
Fire Tank	79.8
Main Switch room	47.29
Substation	30.25
Bin Store	17.25
Garbage room	229.47
Storage	1407.61
Pool Plant	76.96
Cleaners Room	7.17
Loading Dock	496.98
Toilet	6.19

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 Residential flat buildings - Building C

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building 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 enclosed subfloor, frame: suspended concrete slab	20092.27	-	-

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	3072.07	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	1631.92	-	-

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	8935.91	0	8935.91	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
1403, 1404	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	1	yes	no

	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 other dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	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
1403, 1404	-	-	-	electric heat pump	yes	induction cooktop & electric oven	4.5 star	8.5 star	no	no
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

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

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1001	10.1	10.80	20.900
1002	9.2	17.1	26.300
1003	18.7	9.4	28.100
1004	21.1	10.1	31.200
1006	11	8.5	19.500
1007	20.5	6.5	27.000
1008	16.4	7.1	23.500
101	5.8	13.4	19.200
102	10.9	11.2	22.100
103	21.4	9	30.400
104	26.1	9.9	36.000
105	3.7	9.8	13.500
106	10	9.7	19.700
107	13.8	9.2	23.000
108	9.5	8.7	18.200
1101	10.1	10.4	20.500
1102	7.9	20.6	28.500
1103	16	9.9	25.900
1104	18.7	10.2	28.900
1105	8.2	8.2	16.400
1106	10.2	8.4	18.600
1107	20.6	6.3	26.900
1108	15.5	7.7	23.200
1201	12.2	10.9	23.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1202	8.4	18.4	26.800
1203	19.3	9.5	28.800
1204	20.3	10	30.300
1205	6.4	8.2	14.600
1206	8.4	8.4	16.800
1207	20.7	6.5	27.200
1208	15.5	7	22.500
1301	11.3	11.8	23.100
1302	6.7	21.3	28.000
1303	9.9	21.2	31.100
1304	28.1	8.7	36.800
1305	5.8	9	14.800
1306	14.8	11.3	26.100
1307	29.1	8.7	37.800
1308	25.3	10.2	35.500
1401	10.5	10.9	21.400
1402	6.9	17.4	24.300
1403	15.3	12.5	27.800
1404	23.3	7.7	31.000
1501	10.6	10.5	21.100
1502	6.3	21.1	27.400
1503	15.1	13.2	28.300
1504	21.9	7.5	29.400
1601	10.8	11	21.800
1602	6.2	20.7	26.900
1603	15.3	13.4	28.700
1604	22.1	7.6	29.700
1701	18.8	15.7	34.500
1702	14.1	20.9	35.000
1703	22.4	14.2	36.600
1704	27.9	9.6	37.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
201	6.9	11.5	18.400
202	13.9	12.2	26.100
203	26.4	8.1	34.500
204	20.9	9.2	30.100
205	6.4	8	14.400
206	13.1	8.5	21.600
207	16.7	8.1	24.800
208	12.7	7.2	19.900
301	7.2	11.2	18.400
302	12.2	15.1	27.300
303	20	9.5	29.500
304	19.5	10.1	29.600
305	7.5	8.4	15.900
306	13.4	8.5	21.900
307	17.3	8	25.300
308	11.8	7.4	19.200
401	9.1	10.7	19.800
402	11.6	17.6	29.200
403	20.6	8.9	29.500
404	20.9	9.9	30.800
406	13.4	8.6	22.000
407	17.7	8	25.700
408	13.1	7.1	20.200
501	7.7	11	18.700
502	9.9	20.8	30.700
503	15.6	9.8	25.400
504	17.4	10.4	27.800
505	7.7	8.3	16.000
506	13.5	8.6	22.100
507	18	7.9	25.900
508	12.4	7.4	19.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
601	8	10.9	18.900
602	5.4	18.7	24.100
603	16.9	9.2	26.100
604	19.2	9.7	28.900
605	8	8.3	16.300
606	13.7	8.7	22.400
607	18.4	8.1	26.500
608	13.8	7.1	20.900
701	8.2	11	19.200
702	7.7	17.9	25.600
703	15.2	10.5	25.700
704	17.5	10.4	27.900
706	13.1	8.8	21.900
707	18.2	7.1	25.300
708	13.1	7.2	20.300
801	11.7	9.7	21.400
802	9.9	19.5	29.400
803	18.8	9.1	27.900
804	21.4	9.9	31.300
805	9	8	17.000
806	13	8.4	21.400
807	20.1	6.4	26.500
808	14.8	7.7	22.500
901	9.9	10.9	20.800
902	8.7	19.1	27.800
903	16.5	9.8	26.300
904	19.2	10.1	29.300
906	10.9	8.6	19.500
907	20.2	6.3	26.500
908	15.2	7.9	23.100
G01	3.6	17.2	20.800

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
G02	10.3	9.2	19.500
G03	4.7	9.8	14.500
G04	8	12.1	20.100
G05	21.1	5.7	26.800
G06	15.2	6.7	21.900
LG01	12.5	8.9	21.400
LG02	4.6	4.1	8.700
UG01	4.2	16.2	20.400
UG02	10.8	9.3	20.100
UG03	30	7.6	37.600
UG04	6.2	9.4	15.600
UG05	8.5	10	18.500
UG06	15.4	8.6	24.000
UG07	14.1	7.4	21.500
1005, 905	8.7	8.2	16.900
All other dwellings	7.9	8.4	16.300

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 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**
A1_COMMS	air conditioning system	none i.e., continuous	light-emitting diode	motion sensors	yes
A1_Fire Control Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
A2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
A1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Fire Hallway	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Hallway	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 18 number of lifts: 2 lift load capacity: <1001 kg

Central energy systems	Type	Specification
Lift bank (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 16 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

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 enclosed subfloor, frame: suspended concrete slab	116578.93	-	-

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	2102.28	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
framed - concrete tiles, frame: light steel frame	2162.44	-	-

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	8405.1	0	8405.1	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
1309, 1311	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	1	yes	no

	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 other dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	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
1309, 1311	-	-	-	electric heat pump	yes	induction cooktop & electric oven	4.5 star	8.5 star	no	no
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

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

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1009	25.1	10.3	35.400
1010	5.1	6.2	11.300
1011	8.6	14	22.600
1012	6.5	18.5	25.000
1013	11.3	12.7	24.000
1014	28.9	8.3	37.200
109	16.3	5.8	22.100
110	20.1	7.1	27.200
1109	24.4	10.8	35.200
111	5.2	7.9	13.100
1110	4	6.8	10.800
1111	8.7	14.3	23.000
1112	6.2	16.5	22.700
1113	10.5	14.9	25.400
1114	28.1	9.5	37.600
112	1.1	5.8	6.900
113	1	5.6	6.600
114	8.6	6.7	15.300
115	7	5.7	12.700
116	4.8	14.6	19.400
117	1.5	6.7	8.200
118	2.2	12.2	14.400
119	26.5	8.5	35.000
120	15	9.2	24.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1209	27.5	10	37.500
1210	5.9	7.3	13.200
1211	11.5	12.9	24.400
1212	7.8	20.7	28.500
1213	16.7	14.2	30.900
1214	26.9	11.1	38.000
1309	18.2	8.2	26.400
1310	8.7	14	22.700
1311	11.4	12.3	23.700
1405	20.8	8.3	29.100
1406	10.6	15	25.600
1407	11.4	14.8	26.200
1505	27.3	10.1	37.400
1506	22.8	10.7	33.500
1507	20.9	15	35.900
209	14.6	6.6	21.200
210	21.9	6.8	28.700
211	6.3	8.1	14.400
212	1.6	6.1	7.700
213	2.1	5.4	7.500
214	10.5	6.8	17.300
215	8.2	5.7	13.900
216	4.3	17.2	21.500
217	1.7	6.5	8.200
218	1.1	11.3	12.400
219	27.7	8.6	36.300
220	16.4	8	24.400
309	17.6	6	23.600
310	24.5	6.7	31.200
311	5.8	7.1	12.900
312	2.2	7.4	9.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
313	3.8	11.8	15.600
314	10.3	6.7	17.000
315	5.2	8.5	13.700
316	6.8	12.2	19.000
317	4.8	6.4	11.200
318	2.9	10.5	13.400
319	29.7	8.1	37.800
320	18.9	7	25.900
409	18.6	5.7	24.300
410	26	6.8	32.800
411	7	6.3	13.300
413	4.8	9.9	14.700
414	12.1	6.3	18.400
415	6.2	7.2	13.400
416	6.9	15.4	22.300
417	4.7	19.8	24.500
418	2.6	12	14.600
419	22.3	10.2	32.500
420	20.2	6.4	26.600
510	25.6	6.8	32.400
511	6.3	7	13.300
513	4.2	11.7	15.900
514	11	6.2	17.200
515	5.7	7.9	13.600
516	7.1	15.4	22.500
517	4.6	19	23.600
518	2.6	11.7	14.300
519	23.3	9.9	33.200
520	19.7	7	26.700
609	13.5	11.1	24.600
610	22.6	10.9	33.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
611	15.9	9	24.900
612	8.4	10.1	18.500
613	7.7	11.3	19.000
614	12	6.5	18.500
615	6.2	7.1	13.300
616	9.4	13.6	23.000
617	6.1	15.7	21.800
618	3.2	13	16.200
619	24.6	13	37.600
620	20.7	7.1	27.800
709	25.4	7.6	33.000
710	4.9	7.6	12.500
711	7.3	15.2	22.500
712	5	18.3	23.300
713	10.4	13	23.400
714	26.9	9.5	36.400
809	25.8	10.7	36.500
810	4	6.3	10.300
811	8.1	12.7	20.800
812	5.5	21.3	26.800
813	9.7	15.4	25.100
814	28.2	7.3	35.500
909	24	10.8	34.800
910	4.3	6.5	10.800
911	8.2	12.8	21.000
912	6.2	17.1	23.300
913	10.4	14.8	25.200
914	29	9	38.000
G07	27.6	5.2	32.800
G08	20	6.9	26.900
G09	6.9	5.8	12.700

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
G10	5.8	5.2	11.000
G11	5.4	5.3	10.700
G12	6.2	5.1	11.300
UG08	12.6	6.7	19.300
UG09	20.2	6.8	27.000
UG10	4.2	8.1	12.300
UG11	0.9	5.9	6.800
UG12	1	8	9.000
UG13	8	6.4	14.400
UG14	6.1	6.1	12.200
UG15	3.1	7.1	10.200
UG16	2.2	7.9	10.100
UG17	25.4	8.6	34.000
UG18	18.1	10	28.100
412, 512	2.4	7.5	9.900
All other dwellings	18.1	6	24.100

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 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
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 5)	-	-	light-emitting diode	connected to lift call button	yes
B2_Communal	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Music Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Workshop	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Maintenance Workshop	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_ACC	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
B2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
B1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B2_Building Manager	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Mail	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B2_Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Central hot water system (No. 2)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 20 number of levels from the bottom of the lift shaft to the top of the lift shaft: 23 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 5)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 11 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 4 lift load capacity: <1001 kg

3. Commitments for Residential flat buildings - Building C

(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 enclosed subfloor, frame: suspended concrete slab	32966.38	-	-

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	1391.14	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
framed - concrete tiles, frame: light steel frame	2026.28	-	-

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	6781.85	0	6781.85	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	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	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	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1015	25.2	12.1	37.300
1016	19.8	16	35.800
1017	10.9	9	19.900
1018	12.6	9.1	21.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1019	21.6	11.3	32.900
1020	29.9	7.8	37.700
121	22.7	11.8	34.500
122	18.2	7.2	25.400
123	8.2	4.5	12.700
124	17.5	11.1	28.600
125	10	5.2	15.200
126	10.4	4.9	15.300
127	11.2	6.3	17.500
128	14.6	5.4	20.000
129	8	6.1	14.100
130	12.5	5.2	17.700
131	20.5	14.7	35.200
132	9.6	6.2	15.800
133	9.5	10.5	20.000
134	7.1	8.3	15.400
135	8.4	5.5	13.900
136	10.5	6.6	17.100
221	23.2	12.3	35.500
222	11.2	8.1	19.300
223	7.6	4.8	12.400
224	7.9	4.5	12.400
225	15.3	12.2	27.500
226	9.3	6.6	15.900
227	8.2	5.3	13.500
228	8.6	6.8	15.400
230	11.9	4.5	16.400
231	10.4	6.8	17.200
232	17.5	17.9	35.400
233	11.8	5.8	17.600
234	9.1	10.5	19.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
235	9.4	9.2	18.600
236	8.9	5.7	14.600
321	25.2	11.1	36.300
322	14	7.9	21.900
323	8.2	5.2	13.400
324	11.1	5.5	16.600
325	19.1	10.7	29.800
326	11.9	7.6	19.500
327	9.9	4.9	14.800
328	9	6.6	15.600
329	12.4	5.8	18.200
330	8.2	7.8	16.000
331	11.7	6.5	18.200
332	19.1	15.3	34.400
333	10.1	15	25.100
334	9.2	8.8	18.000
335	10.3	5.2	15.500
336	12.3	6.6	18.900
421	28	9.8	37.800
422	11.9	15.7	27.600
423	9.2	6.8	16.000
424	11.9	6.4	18.300
425	16.4	10.8	27.200
426	22.7	6	28.700
427	23.7	9.7	33.400
428	12.1	6.4	18.500
429	11.4	5.7	17.100
430	20.4	6.1	26.500
431	14.2	6.6	20.800
432	21.7	12.3	34.000
433	11.5	19.4	30.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
434	11.6	6.5	18.100
435	11.8	5.4	17.200
436	14.5	6.3	20.800
521	24.7	9	33.700
522	12.8	14.1	26.900
524	13.9	6.2	20.100
525	18.3	9.8	28.100
526	24.2	5.8	30.000
527	10.6	5.1	15.700
528	12.5	7.1	19.600
529	13.7	5.9	19.600
530	23.9	5.8	29.700
531	15.8	6.1	21.900
532	24	10.8	34.800
533	13.1	17	30.100
534	12.8	6.8	19.600
535	12.2	5.8	18.000
536	15	6.9	21.900
621	25	10.2	35.200
622	12.9	16.5	29.400
623	7	7.2	14.200
624	9.8	6.9	16.700
625	15.5	11.5	27.000
626	24.9	6	30.900
627	9.4	5.6	15.000
628	13.1	6.8	19.900
629	13	6.8	19.800
630	25.4	6.2	31.600
631	16	6.4	22.400
632	24.1	12.1	36.200
633	13	19.7	32.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
634	13.6	6.8	20.400
635	19.1	6.9	26.000
636	20.8	8.2	29.000
715	25.2	9.9	35.100
716	11.7	14.8	26.500
717	7	6.3	13.300
718	8.9	6.7	15.600
719	15.1	10.1	25.200
720	25.1	6	31.100
721	10.8	4.9	15.700
722	11.4	6.9	18.300
723	14.1	5.8	19.900
724	24.9	5.7	30.600
725	16.4	5.5	21.900
726	25.2	10.5	35.700
727	13.8	15.8	29.600
728	17.6	6.8	24.400
729	23	14.5	37.500
815	22.8	10.7	33.500
816	10.4	16	26.400
817	4.5	6.9	11.400
818	6	7	13.000
819	11.8	11.2	23.000
820	24.4	6.1	30.500
821	9.2	5.4	14.600
823	12.6	6.2	18.800
824	24.3	6	30.300
825	16.1	6.1	22.200
826	23.7	11.8	35.500
827	12.9	17.6	30.500
828	15.8	7.7	23.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
829	15.8	21.1	36.900
915	23.7	12.6	36.300
916	11	17.2	28.200
917	4.3	7.7	12.000
918	5.5	7.6	13.100
919	10.8	11.5	22.300
920	25.3	6.2	31.500
921	19.7	6.5	26.200
922	16	7.8	23.800
923	22.2	8.2	30.400
924	26.7	8.2	34.900
925	26.7	6.7	33.400
926	25	12.8	37.800
927	22.8	11.8	34.600
928	26.8	9.3	36.100
929	20.1	16.3	36.400
G14	33.2	4.5	37.700
G15	24.4	8	32.400
G16	13.3	9.2	22.500
G17	14.7	10.9	25.600
G18	13.3	7	20.300
UG19	5.3	5	10.300
UG20	12.1	13.3	25.400
UG21	28.3	9.2	37.500
UG22	22.2	7.1	29.300
UG23	16.2	15.4	31.600
UG24	7.6	9.4	17.000
UG25	8.3	5.7	14.000
UG26	10.9	6.7	17.600
229, 523	10.8	6.1	16.900
All other dwellings	9.9	6.8	16.700

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 60 kLs	Location: C2_Indoor Pool	-
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

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

	Common area 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
C2_Indoor Pool	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Suna	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Gym	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C1_Yoga Studio	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Lounge	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Building C_AC Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_AC Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_HW Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C2_BOH	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Building C_Airlock	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_Parcel Locker	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Pool Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

	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**
C1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Roof Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Airlock	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Wellness Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Sauna (No. 1)	Heating source: electric infrared	Efficiency measure: controlled by BMS
Central hot water system (No. 3)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 2 lift load capacity: <1001 kg

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: suspended concrete slab	27098.33	-	none

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	45778.51	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
-	-	-	

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	0	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	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 2)	Volume: 110 kLs	Location: Other Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	20000	To collect run-off from at least: - 2000 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 5458 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site
Fire sprinkler system (No. 4)	-	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
Balance Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Booster	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Tank	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Gas meter	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Heat Recovery Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Main Switch room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Pool Balance Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Pool Heat Pump	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Substation	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Water Meter	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Bin Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bin Store	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulky Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
FOGO	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
GBR BLD	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
General Bin Holding	ventilation exhaust only	-	light-emitting diode	motion sensors	yes

	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**
Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Cold Water Plant	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Maintenance Access	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Pool Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Rain Water Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Bike Storage	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Cleaners Room	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Click and Collect	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire Stairs - Basement	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Loading Dock	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Basement_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Toilet	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Swimming pool (No. 2)	Heating source: no heating	Pump controlled by timer: yes
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 140 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).

16-20 Carrington Road, Castle Hill

BASIX Compliance Report

Project No.	P01353
Revision	03
Issued	12th Sep 2025
Client	Arada



E-LAB Consulting
Where Engineering and Science Inspire Design.

Issue And Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	29.05.2025	Draft DA Issue	MR	NA/AK
02	12.08.2025	DA Issue	MR	NA/AK
03	12.09.2025	DA Issue	SE	NA/AK
04				

The building's energy and water performance are computed using the online BASIX tool and an energy model developed for thermal comfort and provides only an estimation and potential performance of the building.

This cannot be used alone to determine performance in actual practice as they are based on the idealised version of the building which does not and cannot fully consider all the complexities of the building's maintenance and operation.

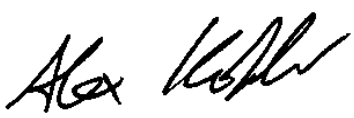
Engineering Lab NSW Pty Ltd

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E-LAB Consulting



Alex Kobler | Director

Sustainability

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We recognise the Traditional Custodians of the land on which the proposed development will be constructed. We respect their enduring cultural and spiritual connections to the land and waters, and celebrate their knowledge, kinship, and values. We acknowledge that these connections to the land and waters have existed for millennia and will continue into the future. We respect the Elders who have gone before, together with those of today for their guidance on our shared journey. We recognise that we are, and always will be, on Aboriginal land.

Executive Summary

E-LAB Consulting are engaged by Arada to provide BASIX compliance consultancy for the residential development located at 16-20 Carrington Road, Castle Hill NSW. The intent of this report is to confirm the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that based on the design of the development at 16-20 Carrington Road, Castle Hill and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX. The information and performance required to achieve this is contained within this report.

This report outlines the results of the BASIX assessment; and details of how each section is independently meeting minimum legislated BASIX benchmarks using various sustainability opportunities the development is considering for BASIX certification. The minimum compliance requirements are per the below:

Table 1: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	60%	60%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

Note: Percentages stated for Energy and Water are the percentage improvement upon the NSW average dwelling's consumption.

1 Introduction

1.1 Purpose

This report has been prepared by E-LAB Consulting (E-LAB) at the request of Arada. Its purpose is to demonstrate compliance with the minimum legislated BASIX benchmarks for certification. It highlights the inputs and development requirements for the BASIX compliance.

This report has found that based on the design of 16-20 Carrington Road, Castle Hill and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

1.2 Site Location

The project is located at 16-20 Carrington Road, Castle Hill NSW. The site is located in the Hills Shire, northwest of Sydney's CBD. The immediate surrounding of the site is primarily residential buildings with a mix of apartment buildings and detached dwellings.

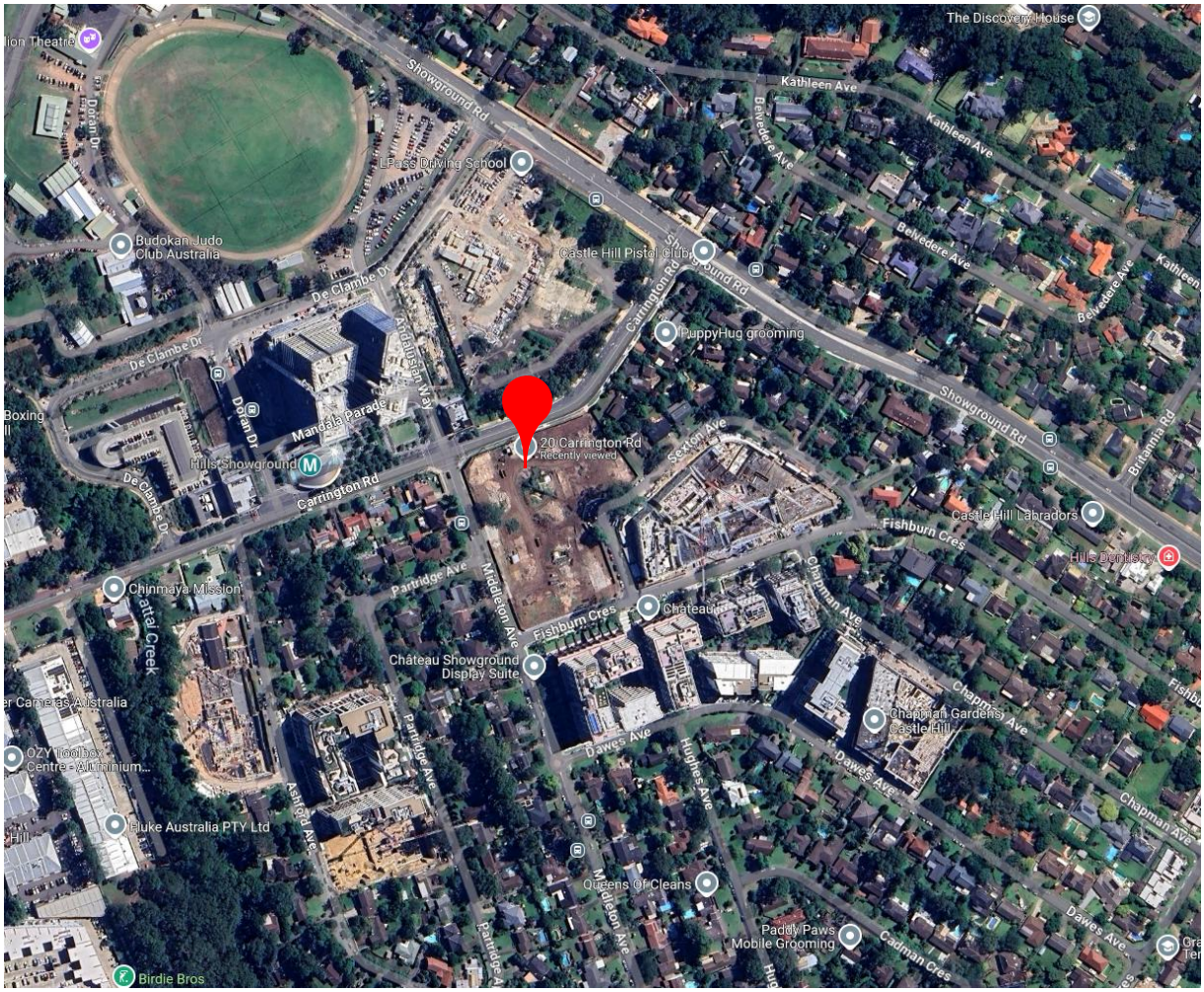


Figure 1: Site Location (source: Google Maps)

1.3 Design Documentation

This assessed is based on the Architectural Package provided by Turner issued as Issue Revision W, BASIX Issue dated 18/08/2025.

1.4 Project Overview

The proposed development of 16-20 Carrington Road, Castle Hill consists of a high-rise apartment complex for residential purposes. The development consists of the following spaces but is not limited to:

- 18 levels that contain residential apartments with varying bedroom and sizes with associated balconies
- 3 basement levels within the development for carparking and supporting infrastructure
- Rooftop communal outdoor space
- Indoor and outdoor swimming pool and sauna
- Communal spaces including by not limited to a gym and yoga studio

2 BASIX Summary

2.1 Overview

BASIX Compliance is the minimum sustainability performance requirement in the state of NSW. It serves as the only pathway for compliance to demonstrate compliance with the National Construction Code, Part J.

E-LAB Consulting has completed modelling of all sections of the BASIX assessment; Water, Thermal Comfort and Energy for the 16-20 Carrington, Castle Hill development.

The BASIX outcome achieved based on the assumptions listed in the report and information provided to date are as follows:

Table 2: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	60%	60%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

2.2 BASIX Certification Details

Table 3: Project Summary

Category	Entry
Project Name	16-20 Carrington Road, Castle Hill
Local Government Area	The Hills Shire
Plan Type	Deposited Plan (DP)
Plan No.	26/--/DP247890
No. of Residential Buildings	3 Buildings
Total Number of Units & Townhouses	431
Project Type	Residential Flat Buildings
BASIX Certificate Number	1812711M_02

2.3 Energy Modelling Software

Simulation method in BASIX has been used to show the thermal comfort compliance. For energy simulations, FirstRate5 (Version 5.5.5) has been used which is approved under Thermal comfort protocol of BASIX since March 2023. This method does not guarantee or warrantee the performance in practical world as it only considers a simplified and idealistic building.

3 BASIX Energy

3.1 Energy

The following minimum standards will be required to comply with the BASIX targets for the project.

Table 4: BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Centralised Gas-Fired Boiler with minimum R1.0 (~38 mm) insulation to internal and external pipework
Cooking	Induction cooktop & electric oven
Mechanical heating and cooling	Reverse cycle air-conditioning (1-Phase ducted) for all units' living areas and bedrooms. Minimum EER ratings – Cooling 3.5-4.0, Heating 3.5-4.0.
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, open to façade or roof– Manual on/off Kitchen range hood: Individual fan, open to façade or roof– Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4.5 Stars Clothes Dryers: Minimum 8.5 Stars
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common laundry facilities
Photovoltaic Array	Calculated 140 kW
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor with regenerative drive (<1001)
Indoor Swimming Pool	Pool heating system: Electric heat pump The pump is controlled by a timer
Outdoor Swimming Pool	No Heating
Sauna	Electric infrared heating source controlled by BMS
Jacuzzi (Spa) Building A (1403 and 1404) Building B (1309 and 1311)	Spa heating system: Electric heat pump The pump is controlled by a timer

Common area Ventilation & artificial lighting

Common area	Area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
C2_Indoor Pool	170.25	Ventilation (Supply + Exhaust)	Time Clock Or BMS Controlled	LED	Zoned switching
C2_Suna	8.95	Air Conditioning System	Time Clock Or BMS Controlled	LED	Zoned switching
C2_Gym	126.78	Air Conditioning System	Time Clock Or BMS Controlled	LED	Zoned switching
C1_Yoga Studio	50.1	Air Conditioning System	Time Clock Or BMS Controlled	LED	Zoned switching
Car Park	23105.93	Ventilation (Supply + Exhaust)	Carbon Monoxide Monitor + VSD Fan	LED	Zoned switching with motion sensor
Balance Tank	13.29	No Mechanical Ventilation	N/A	LED	Motion sensor
Booster	4.03	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
A1_Comms	12.12	Air Conditioning System	None I.E., Continuous	LED	Motion sensor
Fan Room	114.53	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
A1_Fire Control Room	13.12	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Fire Pump Room	75.4	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Fire Tank	79.8	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Gas Meter	9.6	No Mechanical Ventilation	N/A	LED	Motion sensor
Heat Recovery Room	31.02	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Main Switch Room	47.29	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Pool Balance Tank	6	No Mechanical Ventilation	N/A	LED	Motion sensor
Pool Heat Pump	31.61	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Substation	30.25	No Mechanical Ventilation	N/A	LED	Motion sensor
Water Meter	5.95	No Mechanical Ventilation	N/A	LED	Motion sensor
Bin Room	220.26	Ventilation Exhaust Only	N/A	LED	Motion sensor
Bin Store	17.25	Ventilation Exhaust Only	N/A	LED	Motion sensor
Bulky Waste	27.28	Ventilation Exhaust Only	N/A	LED	Motion sensor
Fogo	43.84	Ventilation Exhaust Only	N/A	LED	Motion sensor
Garbage Room	229.47	Ventilation Exhaust Only	N/A	LED	Motion sensor
GBR BLD	118.56	Ventilation Exhaust Only	N/A	LED	Motion sensor
General Bin Holding	244.36	Ventilation Exhaust Only	N/A	LED	Motion sensor
Storage	1407.61	No Mechanical Ventilation	N/A	LED	Motion sensor
B2_ Communal	231.78	Air Conditioning System	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor

B2_ Music Room	35.2	Air Conditioning System	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B2_ Workshop	99.7	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C2_ Lounge	106.56	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B2_ Maintenance Workshop	78.32	Air Conditioning System	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
A2_ Plant	77.24	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Building C_ AC Plant	25.37	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
B2_ Acc	12.3	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
B1_ Plant	249.61	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
C1_ AC Plant	46.5	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
C1_ HW Plant	19.37	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
C1_ Plant	49.32	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
C2_ Boh	1708	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
C2_Plant	174.5	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Cold Water Plant	13.5	No Mechanical Ventilation	N/A	LED	Motion sensor
Maintenance Access	9.28	No Mechanical Ventilation	N/A	LED	Motion sensor
Pool Plant	76.96	Ventilation Supply Only	Thermostatically Controlled	LED	Motion sensor
Rain Water Tank	17.81	No Mechanical Ventilation	N/A	LED	Motion sensor
A1_Stair	462.23	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
A2_Stair	501.77	No Mechanical Ventilation	Π/A	LED	Zoned switching with motion sensor
A2_Store	9.06	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
A2_WC	5.46	Ventilation Exhaust Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
Building C_Airlock	6.8	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B1_Stair	207.23	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
B2_Building Manager	29.46	Air Conditioning System.	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B2_Mail	25.28	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B2_Stair	362.98	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor

B2_Store	18.37	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
Bike Storage	136.3	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
C1_Stair	254.93	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
C2_Plant Locker	9.38	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C2_Pool Store	2.71	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
C2__Stair	320.21	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
C2_Wc	23.52	Ventilation Exhaust Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
Cleaners Room	7.17	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
Click And Collect	16.43	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
Fire Stairs - Basement	33.77	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
Loading Dock	496.98	Ventilation (Supply + Exhaust)	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
A1_Lobby	93.58	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
A2_Lobby	163.94	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B1_Lobby	77.97	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B2_Lobby	181.77	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C1_Lobby	114.77	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
A1_Corridor	829.6	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
A1_Fire Hallway	19.18	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
A2_Corridor	888.29	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
A2_Hallway	14.68	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B1_Corridor	476.57	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
B2_Corridor	979.39	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor

Basement_Corridor	73.36	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C1_Corridor	844.33	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C1_Roof Lobby	34.63	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C2_Airlock5	0.61	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C2_Corridor	719.55	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C2_Lobby	15.09	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
C2_Wellness Lobby	39.07	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
Stair	43.32	No Mechanical Ventilation	N/A	LED	Zoned switching with motion sensor
Toilet	6.19	Ventilation Exhaust Only	Time Clock Or BMS Controlled	LED	Zoned switching with motion sensor
All Lifts		No Mechanical Ventilation	N/A	LED	Connected to lift call button

4 BASIX Thermal Comfort

4.1 Thermal Comfort

The following minimum standards are required to comply with the BASIX Thermal Comfort requirements for the project.

Table 5: BASIX Thermal Comfort Requirements

Design Element	Compliance Criteria
Glazed Doors / Windows	Two sets of glazing performance have been used for the development as "Standard U-Value", and "Mid U-Value" options to make sure all units depend on their orientation and performance can comply the thermal comfort target. The "Standard" glazing performance option has been used throughout the development unless mentioned below: **"Standard U-Value" glazing performance:** Fixed and Sliding Windows & Doors Total System U-Value = 3.1 (equal to or less than) Total System SHGC = 0.49 (+/- 5%) Awning/Casement Windows & Doors Total System U-Value = 3.1 (equal to or less than) Total System SHGC = 0.39 (+/- 5%) **Operable Skylight** Total System U-Value = 4.22 (equal to or less than) Total System SHGC = 0.72 (+/- 5%) **"Mid U-Value" glazing performance:** **B-619, B-809, B-1209, B-1214,B-1506, C-923, C-926, C-1015, C-1019** Fixed and Sliding Windows & Doors Total System U-Value = 2.91 (equal to or less than) Total System SHGC = 0.51 (+/- 5%) Awning/Casement Windows & Doors Total System U-Value = 2.9 (equal to or less than) Total System SHGC = 0.44 (+/- 5%) Operability – max available while meeting window safety device requirements defined in the BCA. Note – all glazing systems are whole of system, including glazing and frame systems.
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls. Minimum nominal 20mm unventilated non-reflective airgap with R0.2 thermal break to all metal stud frame for thermal bridging controls. Refer to Appendix C insulation markups for locations of insulation and additional details. Medium or light colour

External Aluminium Walls	Added R1.0 bulk insulation for all external aluminium louver in façade with R0.2 thermal break to all metal stud frame for thermal bridging controls. Refer to architectural drawings
Walls to Non-Conditioned Zones:	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones with R0.2 thermal break to all metal stud frame for thermal bridging controls. Refer to Appendix C insulation markups for locations of insulation and additional details.
Exposed Roofs/Balconies (Over conditioned spaces)	Added R5.0 soffit slab insulation to high-risk apartments concrete slab roofs and R4.0 soffit slab insulation to rest of units with exposed ceiling to outside. Refer to Appendix C insulation markups for locations of insulation and additional details. Medium or light colour.
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R2.5 soffit slab insulation to underside of suspended concrete slabs. Refer to Appendix C insulation markups for locations of insulation and additional details.
Floors Covering	Carpet in Bedrooms, Timber in Living/Dining Rooms. Tile in Kitchen/Bathrooms.
Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as 1 per bathroom, 1 per laundry if available and 1 per kitchen. Ceiling fans with 1200mm diameter have been modelled in following units Only bedrooms: **A-1704, B-1209, B-1506, C-729, C-926, C-927, C-929, C-1015**

5 BASIX Water

5.1 Water

The following minimum standards are required to comply with the BASIX Water Targets for the project.

Table 6: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (> 6 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 5 Star WELS Rated Kitchen Sink Taps: Minimum 5 Star WELS Rated
Fixtures within common areas	Showers: Minimum 4 Star (> 4.5 but <= 6 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: Not specified Dishwasher: Minimum 4.0 Star WELS Rated
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Indoor Swimming Pool	Maximum 60 kL volume of indoor swimming pool
Outdoor Swimming Pool	Maximum 110 kL volume of outdoor swimming pool The pool is not shaded
Jacuzzi (Spa) Building A (1403 and 1404) Building B (1309 and 1311)	Maximum 1.00 KL volume of outdoor spa Spa has a cover but is not shaded
Alternative Water	20,000 L rainwater tank provision is provided and is required to collect rainwater from building roof area which is not less than 2,000 m^2. The rainwater collected shall be reused for ground and roof common landscape and lawn area irrigation.
Landscape	Common lawn area: 1,637 m2 Garden Area: 3,821 m2

6 Results

E-LAB Consulting are engaged by Arada to provide BASIX compliance consultancy for the development located at 16-20 Carrington Road, Castle Hill. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that the based on the design of the development located at 16-20 Carrington Road, Castle Hill and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

This report has outlined the results of the BASIX assessment; and details of how each section is independently meeting minimum legislated BASIX benchmarks using various sustainability opportunities the development is considering for BASIX certification. The minimum compliance requirements are per the below:

Table 7: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	60%	60%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

Note: Percentages stated for Energy and Water are the percentage improvement upon the NSW average dwelling's consumption.

Appendix A NatHERS Group Certificate

Refer to next page.

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. 49WS4RBRPC

Generated on 11 Sep 2025 using FirstRate5 v5.5.5a

Property

Address	16-20 Carrington Road, Castle Hill, NSW, 2154
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	E-LAB Consulting
Business name	E-LAB Consulting
Email	navid.aghdaei@e-lab.com.au
Phone	0447343451
Accreditation No.	DMN/20/1972

Assessor Accrediting Organisation
Design Matters National

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=49WS4RBRPC&GrpCert=1
When using either link, ensure you are visiting www.fr5.com.au.

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m²/p.a.

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	13.7	9.6
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate
or
not completed for all dwellings

The rating above is the lowest of all dwellings in this summary

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
TTOHDSD2H8-01	1001	10.1 (N/A)	10.8 (N/A)	20.9	8	NA
DKW8LNR7PG-01	1002	9.5 (N/A)	21.6 (N/A)	31.1	6.9	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
3IDU5U5OLE-01	1003	18.7 (N/A)	9.4 (N/A)	28.1	7.2	NA
0P3EU1GRQ6-01	1004	21.1 (N/A)	10.1 (N/A)	31.2	6.9	NA
IU6KAHYMID-01	1005	8.7 (N/A)	8.2 (N/A)	16.9	8.4	NA
2VRVQ6QZQJ-01	1006	11.0 (N/A)	8.5 (N/A)	19.5	8.2	NA
GY6TWZ6RMT-01	1007	20.5 (N/A)	6.5 (N/A)	27.0	7.3	NA
Z22OQ50BY5-02	1008	16.4 (N/A)	7.1 (N/A)	23.5	7.7	NA
1JZB2WNHCV-01	1009	25.1 (N/A)	10.3 (N/A)	35.4	6.3	NA
4I1LYN5QEE-01	101	5.8 (N/A)	13.4 (N/A)	19.2	8.2	NA
Y6OB5V4FU8-01	1010	5.1 (N/A)	6.2 (N/A)	11.3	9.1	NA
5KXA12CP6I-01	1011	8.6 (N/A)	14.0 (N/A)	22.6	7.8	NA
HSLE8S5ZM9-01	1012	6.5 (N/A)	18.5 (N/A)	25.0	7.5	NA
3A2RSBSXN7-01	1013	11.3 (N/A)	12.7 (N/A)	24.0	7.6	NA
RT8113ISH6-01	1014	28.9 (N/A)	8.3 (N/A)	37.2	6.1	NA
G9SEIBNC2C-01	1015	25.2 (N/A)	12.1 (N/A)	37.3	6.1	NA
GAIGMG5YAS-01	1016	19.8 (N/A)	16.0 (N/A)	35.8	6.3	NA
3JSOCRQWXQ-01	1017	10.9 (N/A)	9.0 (N/A)	19.9	8.1	NA
R4BLA6T1QM-01	1018	12.6 (N/A)	9.1 (N/A)	21.7	7.9	NA
S3WUSDNTGY	1019	21.6 (N/A)	11.3 (N/A)	32.9	6.6	NA
R790WE4PTD-01	102	10.9 (N/A)	11.2 (N/A)	22.1	7.9	NA
1PEXBFOUTT	1020	29.9 (N/A)	7.8 (N/A)	37.7	6	NA
KAXX9H5U5J-01	103	21.4 (N/A)	9.0 (N/A)	30.4	6.9	NA
R7RDM9Q2U1-01	104	26.1 (N/A)	9.9 (N/A)	36.0	6.3	NA
RKU58ZPBUL-01	105	3.7 (N/A)	9.8 (N/A)	13.5	8.8	NA
0DAEON00JM-01	106	10.0 (N/A)	9.7 (N/A)	19.7	8.1	NA
UOHIDE6JFK-01	107	13.8 (N/A)	9.2 (N/A)	23.0	7.8	NA
PGH8DVJL0G-01	108	9.5 (N/A)	8.7 (N/A)	18.2	8.3	NA
YYJO36S4KQ-01	109	13.5 (N/A)	6.7 (N/A)	20.2	8.1	NA
RWY299K9K4-01	110	20.1 (N/A)	7.1 (N/A)	27.2	7.3	NA
RCBSBGY39Y-01	1101	10.1 (N/A)	10.4 (N/A)	20.5	8	NA
FG6EQJFFUB-02	1102	7.9 (N/A)	20.6 (N/A)	28.5	7.2	NA
URGKD48QFI-01	1103	16.0 (N/A)	9.9 (N/A)	25.9	7.4	NA
7SNK85YNQC-01	1104	18.7 (N/A)	10.2 (N/A)	28.9	7.1	NA
KDNRP04PC4-01	1105	8.2 (N/A)	8.2 (N/A)	16.4	8.4	NA
OMTTHMAKZ2-01	1106	10.2 (N/A)	8.4 (N/A)	18.6	8.2	NA
EG7DL1RP5H-01	1107	20.6 (N/A)	6.3 (N/A)	26.9	7.3	NA
M1MI4FI7T6-01	1108	15.5 (N/A)	7.7 (N/A)	23.2	7.7	NA
3NS9B00HT8-01	1109	24.4 (N/A)	10.8 (N/A)	35.2	6.4	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
MJUAMDT7CG-01	111	5.2 (N/A)	7.9 (N/A)	13.1	8.9	NA
4GM4WN81OE-01	1110	4.0 (N/A)	6.8 (N/A)	10.8	9.2	NA
04FHW0CFF3-01	1111	8.7 (N/A)	14.3 (N/A)	23.0	7.8	NA
K3L0OIDMKT-01	1112	6.2 (N/A)	16.5 (N/A)	22.7	7.8	NA
NQ0VVIDKBF-01	1113	10.5 (N/A)	14.9 (N/A)	25.4	7.4	NA
D8G5I826X5	1114	28.1 (N/A)	9.5 (N/A)	37.6	6.1	NA
N18PQ66GW6-01	112	1.1 (N/A)	5.8 (N/A)	6.9	9.9	NA
AY3LUGTDK9-01	113	1.0 (N/A)	5.6 (N/A)	6.6	9.9	NA
L7W1PL8HP5-01	114	8.6 (N/A)	6.7 (N/A)	15.3	8.6	NA
CLXDRBP0QE-01	115	7.0 (N/A)	5.7 (N/A)	12.7	8.9	NA
PE1IUDDA06-01	116	4.8 (N/A)	14.6 (N/A)	19.4	8.2	NA
7QKMXGOZE8-01	117	1.5 (N/A)	6.7 (N/A)	8.2	9.6	NA
E4SJ926P1U-01	118	2.2 (N/A)	12.2 (N/A)	14.4	8.7	NA
KIK240CRPA-01	119	26.5 (N/A)	8.5 (N/A)	35.0	6.4	NA
0MM2X2U535-01	120	15.0 (N/A)	9.2 (N/A)	24.2	7.6	NA
BQJ1IY0URJ-01	1201	12.2 (N/A)	10.9 (N/A)	23.1	7.7	NA
IKONYHVETC-01	1202	8.4 (N/A)	18.4 (N/A)	26.8	7.3	NA
47FM6QGT2G-01	1203	19.3 (N/A)	9.5 (N/A)	28.8	7.1	NA
HQHTOKMD35-01	1204	20.3 (N/A)	10.0 (N/A)	30.3	6.9	NA
NNBLC0P5QE-01	1205	6.4 (N/A)	8.2 (N/A)	14.6	8.7	NA
2X33RKITDQ-01	1206	8.4 (N/A)	8.4 (N/A)	16.8	8.4	NA
5OO9FT2OU7-01	1207	20.7 (N/A)	6.5 (N/A)	27.2	7.3	NA
OTDEEU8H9G-01	1208	15.5 (N/A)	7.0 (N/A)	22.5	7.8	NA
SDPIBOIXJY-01	1209	27.5 (N/A)	10.0 (N/A)	37.5	6.1	NA
R84UAIEUVC-01	121	22.7 (N/A)	11.8 (N/A)	34.5	6.4	NA
66U4AR5PZA-01	1210	5.9 (N/A)	7.3 (N/A)	13.2	8.8	NA
BSAUZ1AMMD-01	1211	11.5 (N/A)	12.9 (N/A)	24.4	7.6	NA
ZVDTQGZS2Z-01	1212	7.8 (N/A)	20.7 (N/A)	28.5	7.2	NA
Y12TW28TX3-01	1213	16.7 (N/A)	14.2 (N/A)	30.9	6.9	NA
BLNHB01GT5	1214	26.9 (N/A)	11.1 (N/A)	38.0	6	NA
KCP1LHVT95-01	122	18.2 (N/A)	7.2 (N/A)	25.4	7.4	NA
3K7U4OPEOU-01	123	8.2 (N/A)	4.5 (N/A)	12.7	8.9	NA
ETD1WAE467-01	124	17.5 (N/A)	11.1 (N/A)	28.6	7.1	NA
NCK6P4NFD6-01	125	10.0 (N/A)	5.2 (N/A)	15.2	8.6	NA
L75NTZGH9X-01	126	10.4 (N/A)	4.9 (N/A)	15.3	8.6	NA
4PCYVM221M-01	127	11.2 (N/A)	6.3 (N/A)	17.5	8.4	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
A3Q2TSMOLK-01	128	14.6 (N/A)	5.4 (N/A)	20.0	8.1	NA
PUIMQJ71PZ-01	129	8.0 (N/A)	6.1 (N/A)	14.1	8.7	NA
HE5BMNJ3MQ-01	130	12.5 (N/A)	5.2 (N/A)	17.7	8.3	NA
GK69ZGZDYY-01	1301	11.3 (N/A)	11.8 (N/A)	23.1	7.7	NA
R38GKVWO08-01	1302	6.7 (N/A)	21.3 (N/A)	28.0	7.2	NA
3Z06JSDPWS-01	1303	9.9 (N/A)	21.2 (N/A)	31.1	6.9	NA
TKMZVGSPJG-01	1304	28.1 (N/A)	8.7 (N/A)	36.8	6.2	NA
RH2HYHDM7D-01	1305	5.8 (N/A)	9.0 (N/A)	14.8	8.7	NA
9XFPWQKYW8-01	1306	14.8 (N/A)	11.3 (N/A)	26.1	7.4	NA
DGSG7EDOJW-02	1307	29.1 (N/A)	8.7 (N/A)	37.8	6	NA
R2TGZIYH8T-01	1308	25.3 (N/A)	10.2 (N/A)	35.5	6.3	NA
3X28BL97CO-01	1309	18.2 (N/A)	8.2 (N/A)	26.4	7.4	NA
6GWXQB0AEQ-01	131	20.5 (N/A)	14.7 (N/A)	35.2	6.4	NA
1T8L00KL4E-01	1310	8.7 (N/A)	14.0 (N/A)	22.7	7.8	NA
V89ISOMUBE	1311	11.4 (N/A)	12.3 (N/A)	23.7	7.7	NA
KJTGB9Q8ID-01	132	9.6 (N/A)	6.2 (N/A)	15.8	8.5	NA
3PPG3W9ENE-01	133	9.5 (N/A)	10.5 (N/A)	20.0	8.1	NA
KKIH8L9IQR-01	134	7.1 (N/A)	8.3 (N/A)	15.4	8.6	NA
VL7ZSIJPDR	135	8.4 (N/A)	5.5 (N/A)	13.9	8.8	NA
1V0PV9ELCA	136	10.5 (N/A)	6.6 (N/A)	17.1	8.4	NA
6O094983TC-01	1401	10.5 (N/A)	10.9 (N/A)	21.4	7.9	NA
9JA693F9SS-01	1402	6.9 (N/A)	22.5 (N/A)	29.4	7.1	NA
M6P9UGQ9E2-01	1403	15.3 (N/A)	12.5 (N/A)	27.8	7.2	NA
JGT2RZPSL7-01	1404	23.3 (N/A)	7.7 (N/A)	31.0	6.9	NA
O4N53FKVCH-01	1405	20.8 (N/A)	8.3 (N/A)	29.1	7.1	NA
E2DGI5KA9E-01	1406	10.6 (N/A)	15.0 (N/A)	25.6	7.4	NA
2WU7M392SY-01	1407	11.4 (N/A)	14.8 (N/A)	26.2	7.4	NA
FK4GWEC548-01	1501	10.6 (N/A)	10.5 (N/A)	21.1	7.9	NA
YD3B5A80PX-01	1502	6.3 (N/A)	21.1 (N/A)	27.4	7.3	NA
T9Z123ZHPK-01	1503	15.1 (N/A)	13.2 (N/A)	28.3	7.2	NA
QQV9BYRQN5-01	1504	21.9 (N/A)	7.5 (N/A)	29.4	7.1	NA
GX7MYK48LB-02	1505	27.3 (N/A)	10.1 (N/A)	37.4	6.1	NA
S8QBT36X3D	1506	17.0 (N/A)	20.5 (N/A)	37.5	6.1	NA
RDUBLZ9Z60	1507	20.9 (N/A)	15.0 (N/A)	35.9	6.3	NA
V2ZSNKXUTP-01	1601	10.8 (N/A)	11.0 (N/A)	21.8	7.9	NA
5GZL1HIE9M-01	1602	6.2 (N/A)	20.7 (N/A)	26.9	7.3	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
UVWKO6ERNV-01	1603	15.3 (N/A)	13.4 (N/A)	28.7	7.1	NA
WSHFU9ZB3J-01	1604	22.1 (N/A)	7.6 (N/A)	29.7	7	NA
9RW5KY7BNL-01	1701	18.8 (N/A)	15.7 (N/A)	34.5	6.4	NA
URNI05CRKL-01	1702	14.1 (N/A)	20.9 (N/A)	35.0	6.4	NA
Z2OOU3C4C6	1703	22.4 (N/A)	14.2 (N/A)	36.6	6.2	NA
7S0VDL6A6M	1704	27.9 (N/A)	9.6 (N/A)	37.5	6.1	NA
A6QXQL51BK-01	201	6.9 (N/A)	11.5 (N/A)	18.4	8.3	NA
EG21KOUH4P-01	202	13.9 (N/A)	12.2 (N/A)	26.1	7.4	NA
Y5GKFKY4ZX-01	203	26.4 (N/A)	8.1 (N/A)	34.5	6.4	NA
WXIJ0YMEB3-01	204	20.9 (N/A)	9.2 (N/A)	30.1	6.9	NA
AN5WNT1I0K-01	205	6.4 (N/A)	8.0 (N/A)	14.4	8.7	NA
C43E2AZQ7J-01	206	13.1 (N/A)	8.5 (N/A)	21.6	7.9	NA
UGXJG8W5Y7-01	207	16.7 (N/A)	8.1 (N/A)	24.8	7.5	NA
WZ6YS2LJ1Q-01	208	12.7 (N/A)	7.2 (N/A)	19.9	8.1	NA
V5D41OV9E4-01	209	14.6 (N/A)	6.6 (N/A)	21.2	7.9	NA
F7E1O5FFRR-01	210	21.9 (N/A)	6.8 (N/A)	28.7	7.1	NA
6TMWKRGW0N-01	211	6.3 (N/A)	8.1 (N/A)	14.4	8.7	NA
VXHVZX0MSX-01	212	1.6 (N/A)	6.1 (N/A)	7.7	9.7	NA
AOFIYGN370-01	213	2.1 (N/A)	5.4 (N/A)	7.5	9.7	NA
4NP8X1OA9V-01	214	10.5 (N/A)	6.8 (N/A)	17.3	8.4	NA
1094W5PZGZ-01	215	8.2 (N/A)	5.7 (N/A)	13.9	8.8	NA
CFTXOBLC67-01	216	4.3 (N/A)	17.2 (N/A)	21.5	7.9	NA
0Q1Q5HROHE-01	217	1.7 (N/A)	6.5 (N/A)	8.2	9.6	NA
X30PN5IAA4-01	218	1.1 (N/A)	11.3 (N/A)	12.4	8.9	NA
K67FV9WDWG-01	219	27.7 (N/A)	8.6 (N/A)	36.3	6.2	NA
JA7GU8JGIW-01	220	16.4 (N/A)	8.0 (N/A)	24.4	7.6	NA
0JC3W8YWS0-01	221	23.2 (N/A)	12.3 (N/A)	35.5	6.3	NA
G496TR5WRS-01	222	11.2 (N/A)	8.1 (N/A)	19.3	8.2	NA
V764DUB18V-01	223	7.6 (N/A)	4.8 (N/A)	12.4	8.9	NA
U66OHQVL8I-01	224	7.9 (N/A)	4.5 (N/A)	12.4	8.9	NA
ISL0MMTXBS-01	225	15.3 (N/A)	12.2 (N/A)	27.5	7.2	NA
ULXZIDCTH5-01	226	9.3 (N/A)	6.6 (N/A)	15.9	8.5	NA
G85HPVRYF8-01	227	8.2 (N/A)	5.3 (N/A)	13.5	8.8	NA
HHIB8SAZEW-01	228	8.6 (N/A)	6.8 (N/A)	15.4	8.6	NA
VX16ZIL0Q4-01	229	10.8 (N/A)	6.1 (N/A)	16.9	8.4	NA
HVEC69JY5M-01	230	11.9 (N/A)	4.5 (N/A)	16.4	8.4	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
AVS8V08W34-01	231	10.4 (N/A)	6.8 (N/A)	17.2	8.4	NA
YXME9GP31W-01	232	17.5 (N/A)	17.9 (N/A)	35.4	6.3	NA
5AZO7IGMYH-01	233	11.8 (N/A)	5.8 (N/A)	17.6	8.3	NA
8WTZFR5Q00-01	234	9.1 (N/A)	10.5 (N/A)	19.6	8.1	NA
D87Z27HCJV-01	235	9.4 (N/A)	9.2 (N/A)	18.6	8.2	NA
75IG9AOZAJ	236	8.9 (N/A)	5.7 (N/A)	14.6	8.7	NA
Z7LER4RT6U	237	9.9 (N/A)	6.8 (N/A)	16.7	8.4	NA
VMQC1G0227-01	301	7.2 (N/A)	11.2 (N/A)	18.4	8.3	NA
NZMV9PEO3J-01	302	12.2 (N/A)	15.1 (N/A)	27.3	7.3	NA
4KHUD3A52A-01	303	20.0 (N/A)	9.5 (N/A)	29.5	7.1	NA
5XL3X1IYS6-01	304	19.5 (N/A)	10.1 (N/A)	29.6	7	NA
S6RK359ST6-01	305	7.5 (N/A)	8.4 (N/A)	15.9	8.5	NA
KWWXW9R4TH-01	306	13.4 (N/A)	8.5 (N/A)	21.9	7.9	NA
MD678J1WON-01	307	17.3 (N/A)	8.0 (N/A)	25.3	7.4	NA
2KLX0DEKVP-01	308	11.8 (N/A)	7.4 (N/A)	19.2	8.2	NA
7EDU6G43UY-01	309	17.6 (N/A)	6.0 (N/A)	23.6	7.7	NA
0RVW1RLPP2-01	310	24.5 (N/A)	6.7 (N/A)	31.2	6.9	NA
7N57TET3TW-01	311	5.8 (N/A)	7.1 (N/A)	12.9	8.9	NA
W28D0AYGU9-01	312	2.2 (N/A)	7.4 (N/A)	9.6	9.4	NA
SG5SFOOCKD-01	313	3.8 (N/A)	11.8 (N/A)	15.6	8.5	NA
P5M2XO4SEK-01	314	10.3 (N/A)	6.7 (N/A)	17.0	8.4	NA
JBZC7VYGVI-01	315	5.2 (N/A)	8.5 (N/A)	13.7	8.8	NA
1NX0115X7R-01	316	6.8 (N/A)	12.2 (N/A)	19.0	8.2	NA
BH2D374TSA-01	317	4.8 (N/A)	6.4 (N/A)	11.2	9.1	NA
ASUIPUQCBQ-01	318	2.9 (N/A)	10.5 (N/A)	13.4	8.8	NA
258GHRFWD2-01	319	29.7 (N/A)	8.1 (N/A)	37.8	6	NA
UM1NNO2P3I-01	320	18.9 (N/A)	7.0 (N/A)	25.9	7.4	NA
CX7ZW08SMV-01	321	25.2 (N/A)	11.1 (N/A)	36.3	6.2	NA
TAD60L3K2J-01	322	14.0 (N/A)	7.9 (N/A)	21.9	7.9	NA
RK4J5ZVHC3-01	323	8.2 (N/A)	5.2 (N/A)	13.4	8.8	NA
8JSIFN9RTX-01	324	11.1 (N/A)	5.5 (N/A)	16.6	8.4	NA
AFT96R2AEF-01	325	19.1 (N/A)	10.7 (N/A)	29.8	7	NA
7BAAA8ZK42-01	326	11.9 (N/A)	7.6 (N/A)	19.5	8.2	NA
T3SSVORWEP-01	327	9.9 (N/A)	4.9 (N/A)	14.8	8.7	NA
1QGWPLMMYA-01	328	9.0 (N/A)	6.6 (N/A)	15.6	8.6	NA
AEYM7770VH-01	329	12.4 (N/A)	5.8 (N/A)	18.2	8.3	NA

Summary of all dwellings

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RSCB008PW6-01	330	8.2 (N/A)	7.8 (N/A)	16.0	8.5	NA
TQ338R6PPB-01	331	11.7 (N/A)	6.5 (N/A)	18.2	8.3	NA
5V6LJ5FR0Z-01	332	19.1 (N/A)	15.3 (N/A)	34.4	6.4	NA
RIJ7UZUAGH-01	333	10.1 (N/A)	15.0 (N/A)	25.1	7.4	NA
FRJKNL7GUV	334	9.2 (N/A)	8.8 (N/A)	18.0	8.3	NA
LFJ80VD779	335	10.3 (N/A)	5.2 (N/A)	15.5	8.6	NA
Q9915D1JY4	336	12.3 (N/A)	6.6 (N/A)	18.9	8.2	NA
DB9DTJESZP-01	401	9.1 (N/A)	10.7 (N/A)	19.8	8.1	NA
VM0XGVMUKN-01	402	11.6 (N/A)	17.6 (N/A)	29.2	7.1	NA
9PALY855X4-01	403	20.6 (N/A)	8.9 (N/A)	29.5	7.1	NA
9YIQ1QBZP4-01	404	20.9 (N/A)	9.9 (N/A)	30.8	6.9	NA
8BVAKNI292-01	405	7.9 (N/A)	8.4 (N/A)	16.3	8.4	NA
KNIKNIF1VK-01	406	13.4 (N/A)	8.6 (N/A)	22.0	7.9	NA
6QSG6ZHV38-01	407	17.7 (N/A)	8.0 (N/A)	25.7	7.4	NA
DVEGDGMR7R-01	408	13.1 (N/A)	7.1 (N/A)	20.2	8.1	NA
0ZCXOFVDN2-01	409	18.6 (N/A)	5.7 (N/A)	24.3	7.6	NA
P5QTUBPJY2-01	410	26.0 (N/A)	6.8 (N/A)	32.8	6.7	NA
MO122W1H2F-01	411	7.0 (N/A)	6.3 (N/A)	13.3	8.8	NA
1D3FS9LDDQ-01	412	2.4 (N/A)	7.5 (N/A)	9.9	9.4	NA
QPCQKA529L-01	413	4.8 (N/A)	9.9 (N/A)	14.7	8.7	NA
NR6Z7PSCJ3-01	414	12.1 (N/A)	6.3 (N/A)	18.4	8.3	NA
2QEPS9SNT5-01	415	6.2 (N/A)	7.2 (N/A)	13.4	8.8	NA
KYGLBFRFIW-01	416	6.9 (N/A)	15.4 (N/A)	22.3	7.8	NA
VNJXU2WIET-01	417	4.7 (N/A)	19.8 (N/A)	24.5	7.6	NA
9JGUAPNFOI-01	418	2.6 (N/A)	12.0 (N/A)	14.6	8.7	NA
YNU8SWZ29W-01	419	22.3 (N/A)	10.2 (N/A)	32.5	6.7	NA
1KU35QZCHZ-01	420	20.2 (N/A)	6.4 (N/A)	26.6	7.4	NA
6W2H88WZEO-01	421	28.0 (N/A)	9.8 (N/A)	37.8	6	NA
APJJ36BM0F-01	422	11.9 (N/A)	15.7 (N/A)	27.6	7.3	NA
TQ78UY1G11-01	423	9.2 (N/A)	6.8 (N/A)	16.0	8.5	NA
YZQQLJAK3D-01	424	11.9 (N/A)	6.4 (N/A)	18.3	8.3	NA
FBZBJ36EXA-01	425	16.4 (N/A)	10.8 (N/A)	27.2	7.3	NA
ZDPR2LTPCR-01	426	22.7 (N/A)	6.0 (N/A)	28.7	7.1	NA
574QD3XDGX-01	427	23.7 (N/A)	9.7 (N/A)	33.4	6.6	NA
7ZUUBKLQDS-01	428	12.1 (N/A)	6.4 (N/A)	18.5	8.3	NA
YYMMQ8M0IR-01	429	11.4 (N/A)	5.7 (N/A)	17.1	8.4	NA

Summary of all dwellings

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HIWGYDHDYT-01	430	20.4 (N/A)	6.1 (N/A)	26.5	7.4	NA
EVOT2MM9B3-01	431	14.2 (N/A)	6.6 (N/A)	20.8	8	NA
3UMBD9VYJR	432	21.7 (N/A)	12.3 (N/A)	34.0	6.5	NA
8JTB8XY45L	433	11.5 (N/A)	19.4 (N/A)	30.9	6.9	NA
VA3SMOJJM9	434	11.6 (N/A)	6.5 (N/A)	18.1	8.3	NA
30IQL8PAZT	435	11.8 (N/A)	5.4 (N/A)	17.2	8.4	NA
LI2CGAQ4HL	436	14.5 (N/A)	6.3 (N/A)	20.8	8	NA
51B0X3VELR-01	501	7.7 (N/A)	11.0 (N/A)	18.7	8.2	NA
Y141VNSUKA-01	502	9.9 (N/A)	20.8 (N/A)	30.7	6.9	NA
YL1EKHMWEX-01	503	15.6 (N/A)	9.8 (N/A)	25.4	7.4	NA
KA4K0OKQRU-01	504	17.4 (N/A)	10.4 (N/A)	27.8	7.2	NA
66ETY5X9V0-01	505	7.7 (N/A)	8.3 (N/A)	16.0	8.5	NA
5SMWSD168U-01	506	13.5 (N/A)	8.6 (N/A)	22.1	7.9	NA
242W5W3FJG-01	507	18.0 (N/A)	7.9 (N/A)	25.9	7.4	NA
NF7VPDXTC2-01	508	12.4 (N/A)	7.4 (N/A)	19.8	8.1	NA
S1SJ31YR4P-01	509	18.1 (N/A)	6.0 (N/A)	24.1	7.6	NA
G3FTSO62G5-01	510	25.6 (N/A)	6.8 (N/A)	32.4	6.7	NA
LIO6N9RAO7-01	511	6.3 (N/A)	7.0 (N/A)	13.3	8.8	NA
0ERXVXKCHC-01	512	2.4 (N/A)	7.5 (N/A)	9.9	9.4	NA
DBII5RVLWW-01	513	4.2 (N/A)	11.7 (N/A)	15.9	8.5	NA
RR7RETXBEB-01	514	11.0 (N/A)	6.2 (N/A)	17.2	8.4	NA
Z163YB0H45-01	515	5.7 (N/A)	7.9 (N/A)	13.6	8.8	NA
MDYDRAD146-01	516	7.1 (N/A)	15.4 (N/A)	22.5	7.8	NA
37H3ZGZ61C-01	517	4.6 (N/A)	26.9 (N/A)	31.5	6.8	NA
E78GHFPTC3-01	518	2.6 (N/A)	11.7 (N/A)	14.3	8.7	NA
SHPCZ6GPUW-01	519	23.3 (N/A)	9.9 (N/A)	33.2	6.6	NA
6DT11Z0FR5-01	520	19.7 (N/A)	7.0 (N/A)	26.7	7.3	NA
NCPKL4C18P-01	521	24.7 (N/A)	9.0 (N/A)	33.7	6.5	NA
5PE34RSQSD-01	522	12.8 (N/A)	14.1 (N/A)	26.9	7.3	NA
5L60FYREDQ-01	523	10.8 (N/A)	6.1 (N/A)	16.9	8.4	NA
I3O646A6NW-01	524	13.9 (N/A)	6.2 (N/A)	20.1	8.1	NA
S0HZDCQUJR-01	525	18.3 (N/A)	9.8 (N/A)	28.1	7.2	NA
IA7V5BOZ9H-01	526	24.2 (N/A)	5.8 (N/A)	30.0	7	NA
TUHBVUKFKF-01	527	10.6 (N/A)	5.1 (N/A)	15.7	8.5	NA
289QRJ2KZP-01	528	12.5 (N/A)	7.1 (N/A)	19.6	8.1	NA
5OJY99FWDX-01	529	13.7 (N/A)	5.9 (N/A)	19.6	8.1	NA

Summary of all dwellings

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J4SQBHNQSG-01	530	23.9 (N/A)	5.8 (N/A)	29.7	7	NA
764SR48W6E-01	531	15.8 (N/A)	6.1 (N/A)	21.9	7.9	NA
KEGHAIGO81	532	24.0 (N/A)	10.8 (N/A)	34.8	6.4	NA
CVBRW8LWJK	533	13.1 (N/A)	17.0 (N/A)	30.1	6.9	NA
OQ3VI499PA	534	12.8 (N/A)	6.8 (N/A)	19.6	8.2	NA
YWKOQW1PI1	535	12.2 (N/A)	5.8 (N/A)	18.0	8.3	NA
WSGQRD7U85	536	15.0 (N/A)	6.9 (N/A)	21.9	7.9	NA
QTVSAPBNHW-01	601	8.0 (N/A)	10.9 (N/A)	18.9	8.2	NA
TSGYEI84OJ-01	602	5.4 (N/A)	18.7 (N/A)	24.1	7.6	NA
2MDG419U0M-01	603	16.9 (N/A)	9.2 (N/A)	26.1	7.4	NA
HDW6SYTPE2-01	604	19.2 (N/A)	9.7 (N/A)	28.9	7.1	NA
S7POZQ9Z2Z-01	605	8.0 (N/A)	8.3 (N/A)	16.3	8.4	NA
HAACU7FWFF-01	606	13.7 (N/A)	8.7 (N/A)	22.4	7.8	NA
TKMHYYKB1Q-01	607	18.4 (N/A)	8.1 (N/A)	26.5	7.4	NA
IHLKJGPJ5A-01	608	13.8 (N/A)	7.1 (N/A)	20.9	8	NA
FFP1TROUHI-01	609	13.5 (N/A)	11.1 (N/A)	24.6	7.6	NA
PNQ1XW3UEU-01	610	22.6 (N/A)	10.9 (N/A)	33.5	6.6	NA
AHDZNF8L4N-01	611	15.9 (N/A)	9.0 (N/A)	24.9	7.5	NA
UFKMGCAJ4L-01	612	8.4 (N/A)	10.1 (N/A)	18.5	8.3	NA
VBFWL445ZQ-01	613	7.7 (N/A)	11.3 (N/A)	19.0	8.2	NA
P2SG48IT83-01	614	12.0 (N/A)	6.5 (N/A)	18.5	8.3	NA
53GYH85PPQ-01	615	6.2 (N/A)	7.1 (N/A)	13.3	8.8	NA
5THMVR6TOE-01	616	9.4 (N/A)	13.6 (N/A)	23.0	7.7	NA
E420HWOUQX	617	6.1 (N/A)	15.7 (N/A)	21.8	7.9	NA
OXXUNCBINP-01	618	3.2 (N/A)	13.0 (N/A)	16.2	8.4	NA
CBKQDEU3MQ-01	619	24.6 (N/A)	13.0 (N/A)	37.6	6.1	NA
3UZ4C8SRM9-01	620	20.7 (N/A)	7.1 (N/A)	27.8	7.2	NA
6MGFU7MKN1-01	621	25.0 (N/A)	10.2 (N/A)	35.2	6.4	NA
JL5EEEZ1JU-01	622	12.9 (N/A)	16.5 (N/A)	29.4	7.1	NA
IO24QR7GTR-01	623	7.0 (N/A)	7.2 (N/A)	14.2	8.7	NA
HUA20UVU74-01	624	9.8 (N/A)	6.9 (N/A)	16.7	8.4	NA
6LF7I5TBXW-01	625	15.5 (N/A)	11.5 (N/A)	27.0	7.3	NA
GSI1UTXTYI-01	626	24.9 (N/A)	6.0 (N/A)	30.9	6.9	NA
Q2RB2XN9D6-01	627	9.4 (N/A)	5.6 (N/A)	15.0	8.6	NA
5NJZUYMXAT-01	628	13.1 (N/A)	6.8 (N/A)	19.9	8.1	NA
AOOOJZMIHH-01	629	13.0 (N/A)	6.8 (N/A)	19.8	8.1	NA

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6C6YOE4DEV-01	630	25.4 (N/A)	6.2 (N/A)	31.6	6.8	NA
W922XYWBPJ-01	631	16.0 (N/A)	6.4 (N/A)	22.4	7.8	NA
6N866J018Z	632	24.1 (N/A)	12.1 (N/A)	36.2	6.2	NA
N7NOMH7KTU	633	13.0 (N/A)	19.7 (N/A)	32.7	6.7	NA
TKX78GIRPZ	634	13.6 (N/A)	6.8 (N/A)	20.4	8.1	NA
HSLY0DJPQF	635	19.1 (N/A)	6.9 (N/A)	26.0	7.4	NA
HQK8KMOC17	636	20.8 (N/A)	8.2 (N/A)	29.0	7.1	NA
VAZ4YP3Y1M-01	701	8.2 (N/A)	11.0 (N/A)	19.2	8.2	NA
7U7GOIZVKU-01	702	7.7 (N/A)	17.9 (N/A)	25.6	7.4	NA
1T4MH75TYD-01	703	15.2 (N/A)	10.5 (N/A)	25.7	7.4	NA
FGSDW4VPLZ-01	704	17.5 (N/A)	10.4 (N/A)	27.9	7.2	NA
F398WJEK8G-01	705	7.9 (N/A)	8.4 (N/A)	16.3	8.4	NA
EPQMWBV6NV-01	706	13.1 (N/A)	8.8 (N/A)	21.9	7.9	NA
GUCJH33RIL-01	707	18.2 (N/A)	7.1 (N/A)	25.3	7.4	NA
NIF87E6L15-01	708	13.1 (N/A)	7.2 (N/A)	20.3	8.1	NA
VAXPFUC1NU-01	709	25.4 (N/A)	7.6 (N/A)	33.0	6.6	NA
HFO566HV6A-01	710	4.9 (N/A)	7.6 (N/A)	12.5	8.9	NA
JKZOU91RR7-01	711	7.3 (N/A)	15.2 (N/A)	22.5	7.8	NA
BTIFLF2C26-01	712	5.0 (N/A)	18.3 (N/A)	23.3	7.7	NA
URPGZM4FNH-01	713	10.4 (N/A)	13.0 (N/A)	23.4	7.7	NA
U1PLVQDQ5C-01	714	26.9 (N/A)	9.5 (N/A)	36.4	6.2	NA
ZO3XE4XKID-01	715	25.2 (N/A)	9.9 (N/A)	35.1	6.4	NA
ILH00VRHCA-01	716	11.7 (N/A)	14.8 (N/A)	26.5	7.4	NA
23I1W29QGZ-01	717	7.0 (N/A)	6.3 (N/A)	13.3	8.8	NA
MPHHDPPOXV-01	718	8.9 (N/A)	6.7 (N/A)	15.6	8.5	NA
WBAMKBA13X-01	719	15.1 (N/A)	10.1 (N/A)	25.2	7.4	NA
NV2VWGGLGD-01	720	25.1 (N/A)	6.0 (N/A)	31.1	6.9	NA
L1A86LO56C-01	721	10.8 (N/A)	4.9 (N/A)	15.7	8.5	NA
5YU0LI361D-01	722	11.4 (N/A)	6.9 (N/A)	18.3	8.3	NA
SBBRKJ9EN6-01	723	14.1 (N/A)	5.8 (N/A)	19.9	8.1	NA
D9E2H0D4YN-01	724	24.9 (N/A)	5.7 (N/A)	30.6	6.9	NA
P1NF1C7GC6-01	725	16.4 (N/A)	5.5 (N/A)	21.9	7.9	NA
9PPMW3WDPB-01	726	25.2 (N/A)	10.5 (N/A)	35.7	6.3	NA
JS3F7G0AXZ	727	13.8 (N/A)	15.8 (N/A)	29.6	7	NA
FVVU1X0RPM	728	17.6 (N/A)	6.8 (N/A)	24.4	7.6	NA
WM5ZFPEJV3	729	23.0 (N/A)	14.5 (N/A)	37.5	6.1	NA

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WAFW1OA9ZY-01	801	11.7 (N/A)	9.7 (N/A)	21.4	7.9	NA
GWO5PNXO7V-01	802	9.9 (N/A)	19.5 (N/A)	29.4	7.1	NA
32WGC6M3NY-01	803	18.8 (N/A)	9.1 (N/A)	27.9	7.2	NA
GU4HQP4AQR-01	804	21.4 (N/A)	9.9 (N/A)	31.3	6.8	NA
222XR3S34X-01	805	9.0 (N/A)	8.0 (N/A)	17.0	8.4	NA
FGFN6S0BZG-01	806	13.0 (N/A)	8.4 (N/A)	21.4	7.9	NA
XWD01NI4X8-01	807	20.1 (N/A)	6.4 (N/A)	26.5	7.4	NA
Y3AL7L1U3L-01	808	14.8 (N/A)	7.7 (N/A)	22.5	7.8	NA
VT08TXHKFU-01	809	25.8 (N/A)	10.7 (N/A)	36.5	6.2	NA
TQQJTDRJIZ-01	810	4.0 (N/A)	6.3 (N/A)	10.3	9.3	NA
5GRCYVIWTM-01	811	8.1 (N/A)	12.7 (N/A)	20.8	8	NA
TB8LUP6II2-01	812	5.5 (N/A)	21.3 (N/A)	26.8	7.3	NA
R8ZGAMFWZN-01	813	9.7 (N/A)	15.4 (N/A)	25.1	7.4	NA
IZT4A8WLNC-01	814	28.2 (N/A)	7.3 (N/A)	35.5	6.3	NA
VGEW70Y6ZI-01	815	22.8 (N/A)	10.7 (N/A)	33.5	6.6	NA
M3BR7XU2GO-01	816	10.4 (N/A)	16.0 (N/A)	26.4	7.4	NA
DAOWE0HSF2-01	817	4.5 (N/A)	6.9 (N/A)	11.4	9.1	NA
QV29L2K2O5-01	818	6.0 (N/A)	7.0 (N/A)	13.0	8.9	NA
E0NHZPXC6M-01	819	11.8 (N/A)	11.2 (N/A)	23.0	7.8	NA
O3E99U2SSH-01	820	24.4 (N/A)	6.1 (N/A)	30.5	6.9	NA
SF0720ABFF-01	821	9.2 (N/A)	5.4 (N/A)	14.6	8.7	NA
M1NLJMXH6Y-01	822	9.9 (N/A)	6.8 (N/A)	16.7	8.4	NA
CFW2NWR3A0-01	823	12.6 (N/A)	6.2 (N/A)	18.8	8.2	NA
A2JHM99QO8-01	824	24.3 (N/A)	6.0 (N/A)	30.3	6.9	NA
PW61AWQ30W-01	825	16.1 (N/A)	6.1 (N/A)	22.2	7.9	NA
7UV3ENT8TG-01	826	23.7 (N/A)	11.8 (N/A)	35.5	6.3	NA
V6QZHL7ON6	827	12.9 (N/A)	17.6 (N/A)	30.5	6.9	NA
SV9WFMJMM6	828	15.8 (N/A)	7.7 (N/A)	23.5	7.7	NA
VQJZC972T1	829	15.8 (N/A)	21.1 (N/A)	36.9	6.1	NA
DQDXQVRPK9-01	901	9.9 (N/A)	10.9 (N/A)	20.8	8	NA
K5N1ZML0YD-01	902	8.7 (N/A)	19.1 (N/A)	27.8	7.2	NA
53UYF1DC72-01	903	16.5 (N/A)	9.8 (N/A)	26.3	7.4	NA
J10GPSNAKD-01	904	19.2 (N/A)	10.1 (N/A)	29.3	7.1	NA
JJ36WMSEAO-01	905	8.7 (N/A)	8.2 (N/A)	16.9	8.4	NA
NC2424CMUI-01	906	10.9 (N/A)	8.6 (N/A)	19.5	8.2	NA
F2R7FKQCV2-01	907	20.2 (N/A)	6.3 (N/A)	26.5	7.4	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
0MILDSBADQ-01	908	15.2 (N/A)	7.9 (N/A)	23.1	7.7	NA
4R9HLTWWQO-01	909	24.0 (N/A)	10.8 (N/A)	34.8	6.4	NA
AGU9SZV2BR-01	910	4.3 (N/A)	6.5 (N/A)	10.8	9.2	NA
TBUWVKN27E-01	911	8.2 (N/A)	12.8 (N/A)	21.0	8	NA
ZL9W4EPBNT-01	912	6.2 (N/A)	17.1 (N/A)	23.3	7.7	NA
AL5DOB9XG6-01	913	10.4 (N/A)	14.8 (N/A)	25.2	7.4	NA
JHAPEURF8J-01	914	29.0 (N/A)	9.0 (N/A)	38.0	6	NA
NG38JQI421-01	915	23.7 (N/A)	12.6 (N/A)	36.3	6.2	NA
FXCN2QHQC8-01	916	11.0 (N/A)	17.2 (N/A)	28.2	7.2	NA
QB6HZHVRXQ-01	917	4.3 (N/A)	7.7 (N/A)	12.0	9	NA
EL4QJ01XTY-01	918	5.5 (N/A)	7.6 (N/A)	13.1	8.9	NA
FZG2BVEWWY-01	919	10.8 (N/A)	11.5 (N/A)	22.3	7.8	NA
MBC93LKVJC-01	920	25.3 (N/A)	6.2 (N/A)	31.5	6.8	NA
40GLW33WEC-01	921	19.7 (N/A)	6.5 (N/A)	26.2	7.4	NA
YU6N304EGD-01	922	16.0 (N/A)	7.8 (N/A)	23.8	7.7	NA
C858DDI4X7-01	923	22.2 (N/A)	8.2 (N/A)	30.4	6.9	NA
QFNR4OS4FH-01	924	26.7 (N/A)	8.2 (N/A)	34.9	6.4	NA
2SSU92FZGC-01	925	26.7 (N/A)	6.7 (N/A)	33.4	6.6	NA
01LCKM1C29-01	926	25.0 (N/A)	12.8 (N/A)	37.8	6	NA
7Y69NFQSR8	927	22.8 (N/A)	11.8 (N/A)	34.6	6.4	NA
V5GQ3QQ0MA	928	26.8 (N/A)	9.3 (N/A)	36.1	6.2	NA
R48TFBRPF6	929	20.1 (N/A)	16.3 (N/A)	36.4	6.2	NA
XCJM1ZX1MY-01	G01	3.6 (N/A)	17.2 (N/A)	20.8	8	NA
PVT5KRFE6R-01	G02	10.3 (N/A)	9.2 (N/A)	19.5	8.2	NA
JY2K2AZGH9-01	G03	4.7 (N/A)	9.8 (N/A)	14.5	8.7	NA
SSOLW1ILY0-01	G04	8.0 (N/A)	12.1 (N/A)	20.1	8.1	NA
YT472JZPSI-01	G05	21.1 (N/A)	5.7 (N/A)	26.8	7.3	NA
ESYMXWRHDR-01	G06	15.2 (N/A)	6.7 (N/A)	21.9	7.9	NA
GM3EBVKSBS-01	G07	27.6 (N/A)	5.2 (N/A)	32.8	6.7	NA
141FSR46EL-01	G08	20.0 (N/A)	6.9 (N/A)	26.9	7.3	NA
1BGK274PHG-01	G09	6.9 (N/A)	5.8 (N/A)	12.7	8.9	NA
1OQ89CGFTA-01	G10	5.8 (N/A)	5.2 (N/A)	11.0	9.2	NA
OURGN9AA2W-01	G11	5.4 (N/A)	5.3 (N/A)	10.7	9.2	NA
RK5VVD8XV1-01	G12	6.2 (N/A)	5.1 (N/A)	11.3	9.1	NA
LXG1C7REB0-01	G13	18.1 (N/A)	6.0 (N/A)	24.1	7.6	NA
IZF8ZC7QD0-01	G14	33.2 (N/A)	4.5 (N/A)	37.7	6.1	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
PPZZ19L9Q4-01	G15	24.4 (N/A)	8.0 (N/A)	32.4	6.7	NA
9AALBG72G1-01	G16	13.3 (N/A)	9.2 (N/A)	22.5	7.8	NA
5SLZ89VRDT	G17	14.7 (N/A)	10.9 (N/A)	25.6	7.4	NA
MCNKHMO49H	G18	13.3 (N/A)	7.0 (N/A)	20.3	8.1	NA
J336K5U5LT-01	LG01	12.5 (N/A)	8.9 (N/A)	21.4	7.9	NA
1YO161T3MK-01	LG02	4.6 (N/A)	4.1 (N/A)	8.7	9.6	NA
S2UDUSGIDA-01	UG01	4.2 (N/A)	16.2 (N/A)	20.4	8.1	NA
XVOHDYJ41U-01	UG02	10.8 (N/A)	9.3 (N/A)	20.1	8.1	NA
DNBP7Z420K-01	UG03	30.0 (N/A)	7.6 (N/A)	37.6	6.1	NA
BTUCCWETBZ-01	UG04	6.2 (N/A)	9.4 (N/A)	15.6	8.6	NA
8S0FRFQ7OX-01	UG05	8.5 (N/A)	10.0 (N/A)	18.5	8.3	NA
O3U8MOTEMZ-01	UG06	15.4 (N/A)	8.6 (N/A)	24.0	7.6	NA
A86ZDT1499-01	UG07	14.1 (N/A)	7.4 (N/A)	21.5	7.9	NA
88P2UTYTB6-01	UG08	12.6 (N/A)	6.7 (N/A)	19.3	8.2	NA
6QMDF8OJQE-01	UG09	20.2 (N/A)	6.8 (N/A)	27.0	7.3	NA
MHVYGXGUIP-01	UG10	4.2 (N/A)	8.1 (N/A)	12.3	8.9	NA
56SRCH7IRD-01	UG11	0.9 (N/A)	5.9 (N/A)	6.8	9.9	NA
4LO0IWL97C-01	UG12	1.0 (N/A)	8.0 (N/A)	9.0	9.5	NA
1Y36MA1A71-01	UG13	8.0 (N/A)	6.4 (N/A)	14.4	8.7	NA
J0MC1TPFGY-01	UG14	6.1 (N/A)	6.1 (N/A)	12.2	8.9	NA
YB6AWMRTOZ-01	UG15	3.1 (N/A)	7.1 (N/A)	10.2	9.3	NA
9SSVEEBDMF-01	UG16	2.2 (N/A)	7.9 (N/A)	10.1	9.3	NA
T02ODD9C52-01	UG17	25.4 (N/A)	8.6 (N/A)	34.0	6.5	NA
WVV0WLAM4S-01	UG18	18.1 (N/A)	10.0 (N/A)	28.1	7.2	NA
08AJSOGD6S-01	UG19	5.3 (N/A)	5.0 (N/A)	10.3	9.3	NA
CT2YCOCPD8-01	UG20	12.1 (N/A)	13.3 (N/A)	25.4	7.4	NA
935XPMVBXH-01	UG21	28.3 (N/A)	9.2 (N/A)	37.5	6.1	NA
OYUAVJYEJZ-01	UG22	22.2 (N/A)	7.1 (N/A)	29.3	7.1	NA
2B15VAIP0E-01	UG23	16.2 (N/A)	15.4 (N/A)	31.6	6.8	NA
80EV2YB2AN-01	UG24	7.6 (N/A)	9.4 (N/A)	17.0	8.4	NA
1UIILIYVNR	UG25	8.3 (N/A)	5.7 (N/A)	14.0	8.8	NA
TAACZQ5A5Q	UG26	10.9 (N/A)	6.7 (N/A)	17.6	8.4	NA

Explanatory notes

About this report

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate. (accessible via link).

NatHERS ratings use computer modelling to evaluate a home's energy effi ciency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifi cations, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specifi ed on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data fi les may be available from the assessor

Appendix B BASIX Certificate

Refer to next page.

BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1812711M_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: Friday, 12 September 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 49WS4RBRPC.

Project summary	
Project name	16-20 Carrington Road, Castle Hill_02
Street address	16-20 CARRINGTON ROAD CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan 247890
Lot no.	26
Section no.	-
No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	431
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	✔	60	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	16-20 Carrington Road, Castle Hill_02
Street address	16-20 CARRINGTON ROAD CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan 247890
Lot no.	26
Section no.	-

Project type	
No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	431
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	13646.99
Roof area (m²)	5820.64
Non-residential floor area (m²)	-
Residential car spaces	150
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	1637
Common area garden (m²)	3821
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	20/1972
Certificate number	49WS4RBRPC
Climate zone	56

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	60	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, 135 dwellings, 20 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)
1001	3	149	0	0	0
1005	2	89	0	0	0
101	3	149	0	0	0
105	2	93	0	0	0
1101	3	149	0	0	0
1105	2	89	0	0	0
1201	3	149	0	0	0
1205	2	89	0	0	0
1301	3	149	0	0	0
1305	2	89	0	0	0
1401	3	149	0	0	0
1501	3	149	0	0	0
1601	3	149	0	0	0
1701	3	149	0	0	0
201	3	149	0	0	0
205	2	93	0	0	0
301	3	149	0	0	0
305	2	89	0	0	0
401	3	149	0	0	0
405	2	93	0	0	0
501	3	149	0	0	0
1002	3	153	0	0	0
1006	3	134	0	0	0
102	3	156	0	0	0
106	3	134	0	0	0
1102	3	153	0	0	0
1106	3	134	0	0	0
1202	3	153	0	0	0
1206	3	134	0	0	0
1302	3	153	0	0	0
1306	3	134	0	0	0
1402	3	153	0	0	0
1502	3	153	0	0	0
1602	3	153	0	0	0
1702	3	153	0	0	0
202	3	156	0	0	0
206	3	134	0	0	0
302	3	156	0	0	0
306	3	134	0	0	0
402	3	156	0	0	0
406	3	134	0	0	0
502	3	153	0	0	0
1003	2	114	0	0	0
1007	2	102	0	0	0
103	2	121	0	0	0
107	2	103	0	0	0
1103	2	114	0	0	0
1107	2	102	0	0	0
1203	2	114	0	0	0
1207	2	102	0	0	0
1303	3	104	0	0	0
1307	2	102	0	0	0
1403	3	189	0	80.96	0
1503	3	185	0	0	0
1603	3	185	0	0	0
1703	3	185	0	0	0
203	2	121	0	0	0
207	2	103	0	0	0
303	2	114	0	0	0
307	2	103	0	0	0
403	2	114	0	0	0
407	2	103	0	0	0
503	2	114	0	0	0
1004	2	114	0	0	0
1008	2	101	0	0	0
104	2	122	0	0	0
108	2	101	0	0	0
1104	2	114	0	0	0
1108	2	101	0	0	0
1204	2	114	0	0	0
1208	2	101	0	0	0
1304	2	99	0	0	0
1308	2	101	0	0	0
1404	4+	190	0	70.96	0
1504	4+	190	0	0	0
1604	4+	190	0	0	0
1704	4+	190	0	0	0
204	2	122	0	0	0
208	2	101	0	0	0
304	2	114	0	0	0
308	2	101	0	0	0
404	2	114	0	0	0
408	2	101	0	0	0
504	2	114	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)
505	2	93	0	0	0
601	3	149	0	0	0
605	2	89	0	0	0
701	3	149	0	0	0
705	2	89	0	0	0
801	3	149	0	0	0
805	2	89	0	0	0
901	3	149	0	0	0
905	2	89	0	0	0
G01	3	149	0	0	0
G05	2	102	0	0	0
UG01	3	149	0	0	0
UG05	3	154	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)
506	3	134	0	0	0
602	3	153	0	0	0
606	3	134	0	0	0
702	3	153	0	0	0
706	3	154	0	0	0
802	3	153	0	0	0
806	3	134	0	0	0
902	3	153	0	0	0
906	3	134	0	0	0
G02	3	156	0	0	0
G06	2	110	0	0	0
UG02	3	156	0	0	0
UG06	2	103	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)
507	2	103	0	0	0
603	2	114	0	0	0
607	2	103	0	0	0
703	2	114	0	0	0
707	2	102	0	0	0
803	2	114	0	0	0
807	2	102	0	0	0
903	2	114	0	0	0
907	2	102	0	0	0
G03	1	64	0	0	0
LG01	2	109	0	0	0
UG03	2	121	0	0	0
UG07	2	110	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)
508	2	101	0	0	0
604	2	114	0	0	0
608	2	101	0	0	0
704	2	114	0	0	0
708	2	101	0	0	0
804	2	114	0	0	0
808	2	101	0	0	0
904	2	114	0	0	0
908	2	101	0	0	0
G04	3	134	0	0	0
LG02	2	97	0	0	0
UG04	2	89	0	0	0

Residential flat buildings - Building B, 135 dwellings, 11 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)
1009	4+	177	0	0	0
1013	3	111	0	0	0
1109	4+	177	0	0	0
1112	1	63	0	0	0
113	2	103	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)
1010	3	138	0	0	0
1014	3	141	0	0	0
111	3	118	0	0	0
1113	3	111	0	0	0
114	2	105	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)
1011	3	128	0	0	0
109	2	89	0	0	0
1110	3	138	0	0	0
1114	3	141	0	0	0
115	3	118	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)
1012	1	63	0	0	0
110	2	98	0	0	0
1111	3	128	0	0	0
112	2	105	0	0	0
116	3	128	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)
117	2	111	0	0	0
1209	4+	177	0	0	0
1213	3	111	0	0	0
1311	3	150	0	129.56	0
1505	3	156	0	0	0
210	2	98105	0	0	0
214	2	105	0	0	0
218	2	112	0	0	0
310	2	98	0	0	0
314	2	96	0	0	0
318	2	112	0	0	0
410	2	98	0	0	0
414	2	96	0	0	0
418	2	80	0	0	0
510	2	98	0	0	0
514	2	96	0	0	0
518	2	80	0	0	0
610	2	98	0	0	0
614	2	96	0	0	0
618	2	80	0	0	0
710	3	153	0	0	0
714	3	141	0	18.87	0
812	1	63	0	0	0
910	3	138	0	0	0
914	3	141	0	0	0
G10	2	101	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)
118	2	112	0	0	0
1210	3	138	0	0	0
1214	3	141	0	0	0
1405	3	156	0	0	0
1506	3	128	0	16.8	0
211	3	118	0	0	0
215	2	117	0	0	0
219	4+	195	0	0	0
311	3	106	0	0	0
315	2	110	0	0	0
319	4+	195	0	0	0
411	3	106	0	0	0
415	2	110	0	0	0
419	4+	184	0	0	0
511	3	106	0	0	0
515	2	110	0	0	0
519	4+	184	0	0	0
611	3	106	0	0	0
615	2	110	0	0	0
619	4+	184	0	0	0
711	1	128	0	0	0
809	4+	166	0	0	0
813	3	111	0	0	0
911	3	128	0	0	0
G07	1	72	0	0	0
G11	2	99	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)
119	4+	195	0	0	0
1211	3	128	0	0	0
1309	3	156	0	66.26	0
1406	3	128	0	0	0
1507	3	150	0	0	0
212	2	105	0	0	0
216	3	128	0	0	0
220	2	108	0	0	0
312	2	90	0	0	0
316	3	128	0	0	0
320	2	108	0	0	0
412	2	90	0	0	0
416	3	128	0	0	0
420	2	108	0	0	0
512	2	90	0	0	0
516	3	128	0	0	0
520	2	108	0	0	0
612	2	90	0	0	0
616	3	128	0	0	0
620	2	108	0	0	0
712	1	63	0	0	0
810	3	138	0	0	0
814	3	141	0	0	0
912	1	63	0	0	0
G08	2	98	0	0	0
G12	2	122	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)
120	2	108	0	0	0
1212	1	63	0	0	0
1310	3	128	0	0	0
1407	3	150	0	0	0
209	2	89	0	0	0
213	2	103	0	0	0
217	2	112	0	0	0
309	2	88	0	0	0
313	2	75	0	0	0
317	2	112	0	0	0
409	2	89	0	0	0
413	2	75	0	0	0
417	1	63	0	0	0
509	2	89	0	0	0
513	2	75	0	0	0
517	1	63	0	0	0
609	2	89	0	0	0
613	2	75	0	0	0
617	1	63	0	0	0
709	2	87	0	0	0
713	3	111	0	12.45	0
811	3	128	0	0	0
909	4+	177	0	0	0
913	3	111	0	0	0
G09	3	118	0	0	0
G13	2	87	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)
UG08	2	88	0	0	0
UG12	2	103	0	0	0
UG16	2	115	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)
UG09	2	98	0	0	0
UG13	2	105	0	0	0
UG17	4+	195	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)
UG10	3	118	0	0	0
UG14	2	117	0	0	0
UG18	2	108	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)
UG11	2	105	0	0	0
UG15	2	114	0	0	0

Residential flat buildings - Building C, 161 dwellings, 17 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)
1015	2	92	0	0	0
1019	2	91	0	0	0
123	2	105	0	0	0
127	1	59	0	0	0
131	2	99	0	0	0
135	2	96	0	0	0
223	2	107	0	0	0
227	2	124	0	0	0
231	1	52	0	0	0
235	3	141	0	0	0
322	2	110	0	0	0
326	2	114	0	0	0
330	2	114	0	0	0
334	3	152	0	0	0
422	2	110	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)
1016	2	110	0	0	0
1020	2	81	0	0	0
124	2	91	0	0	0
128	2	124	0	0	0
132	2	105	0	0	0
136	1	51	0	0	0
224	2	105	0	0	0
228	1	59	0	0	0
232	2	99	0	0	0
236	2	96	0	0	0
323	2	107	0	0	0
327	2	124	0	0	0
331	1	52	0	0	0
335	2	96	0	0	0
423	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)
1017	2	88	0	0	0
121	2	92	0	0	0
125	2	114	0	0	0
129	2	114	0	0	0
133	2	14407	0	0	0
221	2	92	0	0	0
225	2	91	0	0	0
229	2	124	0	0	0
233	2	105	0	0	0
237	1	51	0	0	0
324	2	105	0	0	0
328	1	59	0	0	0
332	2	99	0	0	0
336	1	51	0	0	0
424	2	78	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)
1018	2	78	0	0	0
122	2	110	0	0	0
126	2	125	0	0	0
130	1	52	0	0	0
134	3	141	0	0	0
222	2	110	0	0	0
226	2	114	0	0	0
230	2	114	0	0	0
234	2	107	0	0	0
321	2	92	0	0	0
325	2	91	0	0	0
329	2	124	0	0	0
333	3	155	0	0	0
421	2	92	0	0	0
425	2	91	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)
426	2	81	0	0	0
430	2	80	0	0	0
434	3	152	0	0	0
522	2	110	0	0	0
526	2	81	0	0	0
530	2	80	0	0	0
534	3	152	0	0	0
622	2	110	0	0	0
626	2	81	0	0	0
630	2	80	0	0	0
634	3	152	0	0	0
716	2	110	0	0	0
720	2	81	0	0	0
724	2	80	0	0	0
728	3	132	0	0	0
817	2	88	0	0	0
821	2	109	0	0	0
825	1	52	0	0	0
829	1	65	0	0	0
918	2	78	0	0	0
922	1	59	0	0	0
926	2	99	0	0	0
G14	1	60	0	0	0
G18	3	154	0	0	0
UG22	1	52	0	0	0
UG26	1	51	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
427	2	109	0	0	0
431	1	52	0	0	0
435	2	96	0	0	0
523	2	88	0	0	0
527	2	109	0	0	0
531	1	52	0	0	0
535	2	96	0	0	0
623	2	88	0	0	0
627	2	109	0	0	0
631	1	52	0	0	0
635	2	96	0	0	0
717	2	88	0	0	0
721	2	109	0	0	0
725	1	52	0	0	0
729	1	65	0	0	0
818	2	78	0	0	0
822	1	59	0	0	0
826	2	99	0	0	0
915	2	92	0	0	0
919	2	91	0	0	0
923	2	109	0	0	0
927	3	155	0	0	0
G15	2	98	0	0	0
UG19	2	96	0	0	0
UG23	2	99	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)
428	1	59	0	0	0
432	2	99	0	0	0
436	1	51	0	0	0
524	2	78	0	0	0
528	1	59	0	0	0
532	2	99	0	0	0
536	1	51	0	0	0
624	2	78	0	0	0
628	1	59	0	0	0
632	2	99	0	0	0
636	1	51	0	0	0
718	2	78	0	0	0
722	1	59	0	0	0
726	2	99	0	0	0
815	2	92	0	0	0
819	2	91	0	0	0
823	2	109	0	0	0
827	3	155	0	0	0
916	2	110	0	0	0
920	2	81	0	0	0
924	2	80	0	0	0
928	3	132	0	0	0
G16	2	118	0	0	0
UG20	2	92	0	0	0
UG24	3	141	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)
429	2	109	0	0	0
433	3	155	0	0	0
521	2	92	0	0	0
525	2	91	0	0	0
529	2	109	0	0	0
533	3	155	0	0	0
621	2	92	0	0	0
625	2	91	0	0	0
629	2	109	0	0	0
633	3	155	0	0	0
715	2	92	0	0	0
719	2	91	0	0	0
723	2	109	0	0	0
727	3	155	0	0	0
816	2	110	0	0	0
820	2	81	0	0	0
824	2	80	0	0	0
828	3	132	0	0	0
917	2	88	0	0	0
921	2	109	0	0	0
925	1	52	0	0	0
929	1	65	0	0	0
G17	2	138	0	0	0
UG21	2	119	0	0	0
UG25	2	96	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 (m²)
A1_COMMS	12.12
A1_Stair	462.23
A2_WC	5.46
A1_Corridor	829.6
A2_Hallway	14.68

Common area	Floor area (m²)
A1_Fire Control Room	13.12
A2_Stair	501.77
A1_Lobby	93.58
A1_Fire Hallway	19.18

Common area	Floor area (m²)
A2_Plant	77.24
A2_Store	9.06
A2_Lobby	163.94
A2_Corridor	888.29

Common areas of unit building - Building B

Common area	Floor area (m²)
Lift bank (No. 1)	-
Lift bank (No. 4)	-
B2_Music Room	35.2
B2_ACC	12.3
B2_Building Manager	29.46
B2_Store	18.37
B1_Corridor	476.57

Common area	Floor area (m²)
Lift bank (No. 2)	-
Lift bank (No. 5)	-
B2_Workshop	99.7
B2_Plant	249.61
B2_Mail	25.28
B1_Lobby	77.97
B2_Corridor	979.39

Common area	Floor area (m²)
Lift bank (No. 3)	-
B2_Communal	231.78
B2_Maintenance Workshop	78.32
B1_Stair	207.23
B2_Stair	362.98
B2_Lobby	181.77

Common areas of unit building - Building C

Common area	Floor area (m²)
C2_Indoor Pool	170.25
C1_Yoga Studio	50.1
C1_AC Plant	46.5
C2_BOH	17.08
C1_Stair	254.93
C2_Stair	320.21
C1_Corridor	844.33
C2_Corridor	719.55

Common area	Floor area (m²)
C2_Suna	8.95
C2_Lounge	106.56
C1_HW Plant	19.37
C2_Plant	174.5
C2_Parcel Locker	9.38
C2_WC	23.52
C1_Roof Lobby	34.63
C2_Lobby	15.09

Common area	Floor area (m²)
C2_Gym	126.78
Building C_AC Plant	25.37
C1_Plant	49.32
Building C_Airlock	6.8
C2_Pool Store	2.71
C1_Lobby	114.77
C2_Airlock	5.61
C2_Wellness Lobby	39.07

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car Park	23105.93
Fan Room	114.53
Gas meter	9.6
Pool Balance Tank	6
Water Meter	5.95
Bulky Waste	27.28
GBR BLD	118.56
Cold Water Plant	13.5
Rain Water Tank	17.81
Click and Collect	16.43
Basement_Corridor	73.36

Common area	Floor area (m²)
Balance Tank	13.29
Fire Pump Room	75.4
Heat Recovery Room	31.02
Pool Heat Pump	31.61
Bin Room	220.26
FOGO	43.84
General Bin Holding	244.36
Maintenance Access	9.28
Bike Storage	136.3
Fire Stairs - Basement	337.7
Stair	43.32

Common area	Floor area (m²)
Booster	4.03
Fire Tank	79.8
Main Switch room	47.29
Substation	30.25
Bin Store	17.25
Garbage room	229.47
Storage	1407.61
Pool Plant	76.96
Cleaners Room	7.17
Loading Dock	496.98
Toilet	6.19

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 Residential flat buildings - Building C

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building 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 enclosed subfloor, frame: suspended concrete slab	20092.27	-	-

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	3072.07	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	1631.92	-	-

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	8935.91	0	8935.91	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
1403, 1404	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	1	yes	no

	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 other dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	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
1403, 1404	-	-	-	electric heat pump	yes	induction cooktop & electric oven	4.5 star	8.5 star	no	no
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

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

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1001	10.1	10.80	20.900
1002	9.2	17.1	26.300
1003	18.7	9.4	28.100
1004	21.1	10.1	31.200
1006	11	8.5	19.500
1007	20.5	6.5	27.000
1008	16.4	7.1	23.500
101	5.8	13.4	19.200
102	10.9	11.2	22.100
103	21.4	9	30.400
104	26.1	9.9	36.000
105	3.7	9.8	13.500
106	10	9.7	19.700
107	13.8	9.2	23.000
108	9.5	8.7	18.200
1101	10.1	10.4	20.500
1102	7.9	20.6	28.500
1103	16	9.9	25.900
1104	18.7	10.2	28.900
1105	8.2	8.2	16.400
1106	10.2	8.4	18.600
1107	20.6	6.3	26.900
1108	15.5	7.7	23.200
1201	12.2	10.9	23.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1202	8.4	18.4	26.800
1203	19.3	9.5	28.800
1204	20.3	10	30.300
1205	6.4	8.2	14.600
1206	8.4	8.4	16.800
1207	20.7	6.5	27.200
1208	15.5	7	22.500
1301	11.3	11.8	23.100
1302	6.7	21.3	28.000
1303	9.9	21.2	31.100
1304	28.1	8.7	36.800
1305	5.8	9	14.800
1306	14.8	11.3	26.100
1307	29.1	8.7	37.800
1308	25.3	10.2	35.500
1401	10.5	10.9	21.400
1402	6.9	17.4	24.300
1403	15.3	12.5	27.800
1404	23.3	7.7	31.000
1501	10.6	10.5	21.100
1502	6.3	21.1	27.400
1503	15.1	13.2	28.300
1504	21.9	7.5	29.400
1601	10.8	11	21.800
1602	6.2	20.7	26.900
1603	15.3	13.4	28.700
1604	22.1	7.6	29.700
1701	18.8	15.7	34.500
1702	14.1	20.9	35.000
1703	22.4	14.2	36.600
1704	27.9	9.6	37.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
201	6.9	11.5	18.400
202	13.9	12.2	26.100
203	26.4	8.1	34.500
204	20.9	9.2	30.100
205	6.4	8	14.400
206	13.1	8.5	21.600
207	16.7	8.1	24.800
208	12.7	7.2	19.900
301	7.2	11.2	18.400
302	12.2	15.1	27.300
303	20	9.5	29.500
304	19.5	10.1	29.600
305	7.5	8.4	15.900
306	13.4	8.5	21.900
307	17.3	8	25.300
308	11.8	7.4	19.200
401	9.1	10.7	19.800
402	11.6	17.6	29.200
403	20.6	8.9	29.500
404	20.9	9.9	30.800
406	13.4	8.6	22.000
407	17.7	8	25.700
408	13.1	7.1	20.200
501	7.7	11	18.700
502	9.9	20.8	30.700
503	15.6	9.8	25.400
504	17.4	10.4	27.800
505	7.7	8.3	16.000
506	13.5	8.6	22.100
507	18	7.9	25.900
508	12.4	7.4	19.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
601	8	10.9	18.900
602	5.4	18.7	24.100
603	16.9	9.2	26.100
604	19.2	9.7	28.900
605	8	8.3	16.300
606	13.7	8.7	22.400
607	18.4	8.1	26.500
608	13.8	7.1	20.900
701	8.2	11	19.200
702	7.7	17.9	25.600
703	15.2	10.5	25.700
704	17.5	10.4	27.900
706	13.1	8.8	21.900
707	18.2	7.1	25.300
708	13.1	7.2	20.300
801	11.7	9.7	21.400
802	9.9	19.5	29.400
803	18.8	9.1	27.900
804	21.4	9.9	31.300
805	9	8	17.000
806	13	8.4	21.400
807	20.1	6.4	26.500
808	14.8	7.7	22.500
901	9.9	10.9	20.800
902	8.7	19.1	27.800
903	16.5	9.8	26.300
904	19.2	10.1	29.300
906	10.9	8.6	19.500
907	20.2	6.3	26.500
908	15.2	7.9	23.100
G01	3.6	17.2	20.800

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
G02	10.3	9.2	19.500
G03	4.7	9.8	14.500
G04	8	12.1	20.100
G05	21.1	5.7	26.800
G06	15.2	6.7	21.900
LG01	12.5	8.9	21.400
LG02	4.6	4.1	8.700
UG01	4.2	16.2	20.400
UG02	10.8	9.3	20.100
UG03	30	7.6	37.600
UG04	6.2	9.4	15.600
UG05	8.5	10	18.500
UG06	15.4	8.6	24.000
UG07	14.1	7.4	21.500
1005, 905	8.7	8.2	16.900
All other dwellings	7.9	8.4	16.300

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 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**
A1_COMMS	air conditioning system	none i.e., continuous	light-emitting diode	motion sensors	yes
A1_Fire Control Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
A2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
A1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Fire Hallway	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Hallway	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 18 number of lifts: 2 lift load capacity: <1001 kg

Central energy systems	Type	Specification
Lift bank (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 16 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

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 enclosed subfloor, frame: suspended concrete slab	116578.93	-	-

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	2102.28	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
framed - concrete tiles, frame: light steel frame	2162.44	-	-

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	8405.1	0	8405.1	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
1309, 1311	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	1	yes	no

	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 other dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	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
1309, 1311	-	-	-	electric heat pump	yes	induction cooktop & electric oven	4.5 star	8.5 star	no	no
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

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

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1009	25.1	10.3	35.400
1010	5.1	6.2	11.300
1011	8.6	14	22.600
1012	6.5	18.5	25.000
1013	11.3	12.7	24.000
1014	28.9	8.3	37.200
109	16.3	5.8	22.100
110	20.1	7.1	27.200
1109	24.4	10.8	35.200
111	5.2	7.9	13.100
1110	4	6.8	10.800
1111	8.7	14.3	23.000
1112	6.2	16.5	22.700
1113	10.5	14.9	25.400
1114	28.1	9.5	37.600
112	1.1	5.8	6.900
113	1	5.6	6.600
114	8.6	6.7	15.300
115	7	5.7	12.700
116	4.8	14.6	19.400
117	1.5	6.7	8.200
118	2.2	12.2	14.400
119	26.5	8.5	35.000
120	15	9.2	24.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1209	27.5	10	37.500
1210	5.9	7.3	13.200
1211	11.5	12.9	24.400
1212	7.8	20.7	28.500
1213	16.7	14.2	30.900
1214	26.9	11.1	38.000
1309	18.2	8.2	26.400
1310	8.7	14	22.700
1311	11.4	12.3	23.700
1405	20.8	8.3	29.100
1406	10.6	15	25.600
1407	11.4	14.8	26.200
1505	27.3	10.1	37.400
1506	22.8	10.7	33.500
1507	20.9	15	35.900
209	14.6	6.6	21.200
210	21.9	6.8	28.700
211	6.3	8.1	14.400
212	1.6	6.1	7.700
213	2.1	5.4	7.500
214	10.5	6.8	17.300
215	8.2	5.7	13.900
216	4.3	17.2	21.500
217	1.7	6.5	8.200
218	1.1	11.3	12.400
219	27.7	8.6	36.300
220	16.4	8	24.400
309	17.6	6	23.600
310	24.5	6.7	31.200
311	5.8	7.1	12.900
312	2.2	7.4	9.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
313	3.8	11.8	15.600
314	10.3	6.7	17.000
315	5.2	8.5	13.700
316	6.8	12.2	19.000
317	4.8	6.4	11.200
318	2.9	10.5	13.400
319	29.7	8.1	37.800
320	18.9	7	25.900
409	18.6	5.7	24.300
410	26	6.8	32.800
411	7	6.3	13.300
413	4.8	9.9	14.700
414	12.1	6.3	18.400
415	6.2	7.2	13.400
416	6.9	15.4	22.300
417	4.7	19.8	24.500
418	2.6	12	14.600
419	22.3	10.2	32.500
420	20.2	6.4	26.600
510	25.6	6.8	32.400
511	6.3	7	13.300
513	4.2	11.7	15.900
514	11	6.2	17.200
515	5.7	7.9	13.600
516	7.1	15.4	22.500
517	4.6	19	23.600
518	2.6	11.7	14.300
519	23.3	9.9	33.200
520	19.7	7	26.700
609	13.5	11.1	24.600
610	22.6	10.9	33.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
611	15.9	9	24.900
612	8.4	10.1	18.500
613	7.7	11.3	19.000
614	12	6.5	18.500
615	6.2	7.1	13.300
616	9.4	13.6	23.000
617	6.1	15.7	21.800
618	3.2	13	16.200
619	24.6	13	37.600
620	20.7	7.1	27.800
709	25.4	7.6	33.000
710	4.9	7.6	12.500
711	7.3	15.2	22.500
712	5	18.3	23.300
713	10.4	13	23.400
714	26.9	9.5	36.400
809	25.8	10.7	36.500
810	4	6.3	10.300
811	8.1	12.7	20.800
812	5.5	21.3	26.800
813	9.7	15.4	25.100
814	28.2	7.3	35.500
909	24	10.8	34.800
910	4.3	6.5	10.800
911	8.2	12.8	21.000
912	6.2	17.1	23.300
913	10.4	14.8	25.200
914	29	9	38.000
G07	27.6	5.2	32.800
G08	20	6.9	26.900
G09	6.9	5.8	12.700

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
G10	5.8	5.2	11.000
G11	5.4	5.3	10.700
G12	6.2	5.1	11.300
UG08	12.6	6.7	19.300
UG09	20.2	6.8	27.000
UG10	4.2	8.1	12.300
UG11	0.9	5.9	6.800
UG12	1	8	9.000
UG13	8	6.4	14.400
UG14	6.1	6.1	12.200
UG15	3.1	7.1	10.200
UG16	2.2	7.9	10.100
UG17	25.4	8.6	34.000
UG18	18.1	10	28.100
412, 512	2.4	7.5	9.900
All other dwellings	18.1	6	24.100

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 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
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 5)	-	-	light-emitting diode	connected to lift call button	yes
B2_Communal	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Music Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Workshop	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Maintenance Workshop	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_ACC	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
B2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
B1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B2_Building Manager	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Mail	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B2_Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Central hot water system (No. 2)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 20 number of levels from the bottom of the lift shaft to the top of the lift shaft: 23 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 5)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 11 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 4 lift load capacity: <1001 kg

3. Commitments for Residential flat buildings - Building C

(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 enclosed subfloor, frame: suspended concrete slab	32966.38	-	-

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	1391.14	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
framed - concrete tiles, frame: light steel frame	2026.28	-	-

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	6781.85	0	6781.85	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	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	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	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1015	25.2	12.1	37.300
1016	19.8	16	35.800
1017	10.9	9	19.900
1018	12.6	9.1	21.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1019	21.6	11.3	32.900
1020	29.9	7.8	37.700
121	22.7	11.8	34.500
122	18.2	7.2	25.400
123	8.2	4.5	12.700
124	17.5	11.1	28.600
125	10	5.2	15.200
126	10.4	4.9	15.300
127	11.2	6.3	17.500
128	14.6	5.4	20.000
129	8	6.1	14.100
130	12.5	5.2	17.700
131	20.5	14.7	35.200
132	9.6	6.2	15.800
133	9.5	10.5	20.000
134	7.1	8.3	15.400
135	8.4	5.5	13.900
136	10.5	6.6	17.100
221	23.2	12.3	35.500
222	11.2	8.1	19.300
223	7.6	4.8	12.400
224	7.9	4.5	12.400
225	15.3	12.2	27.500
226	9.3	6.6	15.900
227	8.2	5.3	13.500
228	8.6	6.8	15.400
230	11.9	4.5	16.400
231	10.4	6.8	17.200
232	17.5	17.9	35.400
233	11.8	5.8	17.600
234	9.1	10.5	19.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
235	9.4	9.2	18.600
236	8.9	5.7	14.600
321	25.2	11.1	36.300
322	14	7.9	21.900
323	8.2	5.2	13.400
324	11.1	5.5	16.600
325	19.1	10.7	29.800
326	11.9	7.6	19.500
327	9.9	4.9	14.800
328	9	6.6	15.600
329	12.4	5.8	18.200
330	8.2	7.8	16.000
331	11.7	6.5	18.200
332	19.1	15.3	34.400
333	10.1	15	25.100
334	9.2	8.8	18.000
335	10.3	5.2	15.500
336	12.3	6.6	18.900
421	28	9.8	37.800
422	11.9	15.7	27.600
423	9.2	6.8	16.000
424	11.9	6.4	18.300
425	16.4	10.8	27.200
426	22.7	6	28.700
427	23.7	9.7	33.400
428	12.1	6.4	18.500
429	11.4	5.7	17.100
430	20.4	6.1	26.500
431	14.2	6.6	20.800
432	21.7	12.3	34.000
433	11.5	19.4	30.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
434	11.6	6.5	18.100
435	11.8	5.4	17.200
436	14.5	6.3	20.800
521	24.7	9	33.700
522	12.8	14.1	26.900
524	13.9	6.2	20.100
525	18.3	9.8	28.100
526	24.2	5.8	30.000
527	10.6	5.1	15.700
528	12.5	7.1	19.600
529	13.7	5.9	19.600
530	23.9	5.8	29.700
531	15.8	6.1	21.900
532	24	10.8	34.800
533	13.1	17	30.100
534	12.8	6.8	19.600
535	12.2	5.8	18.000
536	15	6.9	21.900
621	25	10.2	35.200
622	12.9	16.5	29.400
623	7	7.2	14.200
624	9.8	6.9	16.700
625	15.5	11.5	27.000
626	24.9	6	30.900
627	9.4	5.6	15.000
628	13.1	6.8	19.900
629	13	6.8	19.800
630	25.4	6.2	31.600
631	16	6.4	22.400
632	24.1	12.1	36.200
633	13	19.7	32.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
634	13.6	6.8	20.400
635	19.1	6.9	26.000
636	20.8	8.2	29.000
715	25.2	9.9	35.100
716	11.7	14.8	26.500
717	7	6.3	13.300
718	8.9	6.7	15.600
719	15.1	10.1	25.200
720	25.1	6	31.100
721	10.8	4.9	15.700
722	11.4	6.9	18.300
723	14.1	5.8	19.900
724	24.9	5.7	30.600
725	16.4	5.5	21.900
726	25.2	10.5	35.700
727	13.8	15.8	29.600
728	17.6	6.8	24.400
729	23	14.5	37.500
815	22.8	10.7	33.500
816	10.4	16	26.400
817	4.5	6.9	11.400
818	6	7	13.000
819	11.8	11.2	23.000
820	24.4	6.1	30.500
821	9.2	5.4	14.600
823	12.6	6.2	18.800
824	24.3	6	30.300
825	16.1	6.1	22.200
826	23.7	11.8	35.500
827	12.9	17.6	30.500
828	15.8	7.7	23.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
829	15.8	21.1	36.900
915	23.7	12.6	36.300
916	11	17.2	28.200
917	4.3	7.7	12.000
918	5.5	7.6	13.100
919	10.8	11.5	22.300
920	25.3	6.2	31.500
921	19.7	6.5	26.200
922	16	7.8	23.800
923	22.2	8.2	30.400
924	26.7	8.2	34.900
925	26.7	6.7	33.400
926	25	12.8	37.800
927	22.8	11.8	34.600
928	26.8	9.3	36.100
929	20.1	16.3	36.400
G14	33.2	4.5	37.700
G15	24.4	8	32.400
G16	13.3	9.2	22.500
G17	14.7	10.9	25.600
G18	13.3	7	20.300
UG19	5.3	5	10.300
UG20	12.1	13.3	25.400
UG21	28.3	9.2	37.500
UG22	22.2	7.1	29.300
UG23	16.2	15.4	31.600
UG24	7.6	9.4	17.000
UG25	8.3	5.7	14.000
UG26	10.9	6.7	17.600
229, 523	10.8	6.1	16.900
All other dwellings	9.9	6.8	16.700

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 60 kLs	Location: C2_Indoor Pool	-
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

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

	Common area 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
C2_Indoor Pool	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Suna	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Gym	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C1_Yoga Studio	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Lounge	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Building C_AC Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_AC Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_HW Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C2_BOH	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Building C_Airlock	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_Parcel Locker	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Pool Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

	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**
C1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Roof Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Airlock	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Wellness Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Sauna (No. 1)	Heating source: electric infrared	Efficiency measure: controlled by BMS
Central hot water system (No. 3)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 2 lift load capacity: <1001 kg

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: suspended concrete slab	27098.33	-	none

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	45778.51	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
-	-	-	

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	0	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	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 2)	Volume: 110 kLs	Location: Other Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	20000	To collect run-off from at least: - 2000 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 5458 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site
Fire sprinkler system (No. 4)	-	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
Balance Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Booster	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Tank	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Gas meter	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Heat Recovery Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Main Switch room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Pool Balance Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Pool Heat Pump	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Substation	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Water Meter	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Bin Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bin Store	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulky Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
FOGO	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
GBR BLD	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
General Bin Holding	ventilation exhaust only	-	light-emitting diode	motion sensors	yes

	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**
Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Cold Water Plant	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Maintenance Access	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Pool Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Rain Water Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Bike Storage	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Cleaners Room	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Click and Collect	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire Stairs - Basement	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Loading Dock	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Basement_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Toilet	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Swimming pool (No. 2)	Heating source: no heating	Pump controlled by timer: yes
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 140 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).

Appendix C Insulation Markups

Refer to next page.

Insulation Mark-ups

LEGEND

- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.5 (Installed in underside of slab or above)
- Total R4.0 (Installed in ceiling - open to air)

270 Pacific Highway Crows Nest

EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

EXISTING METRO TO BE RETAINED

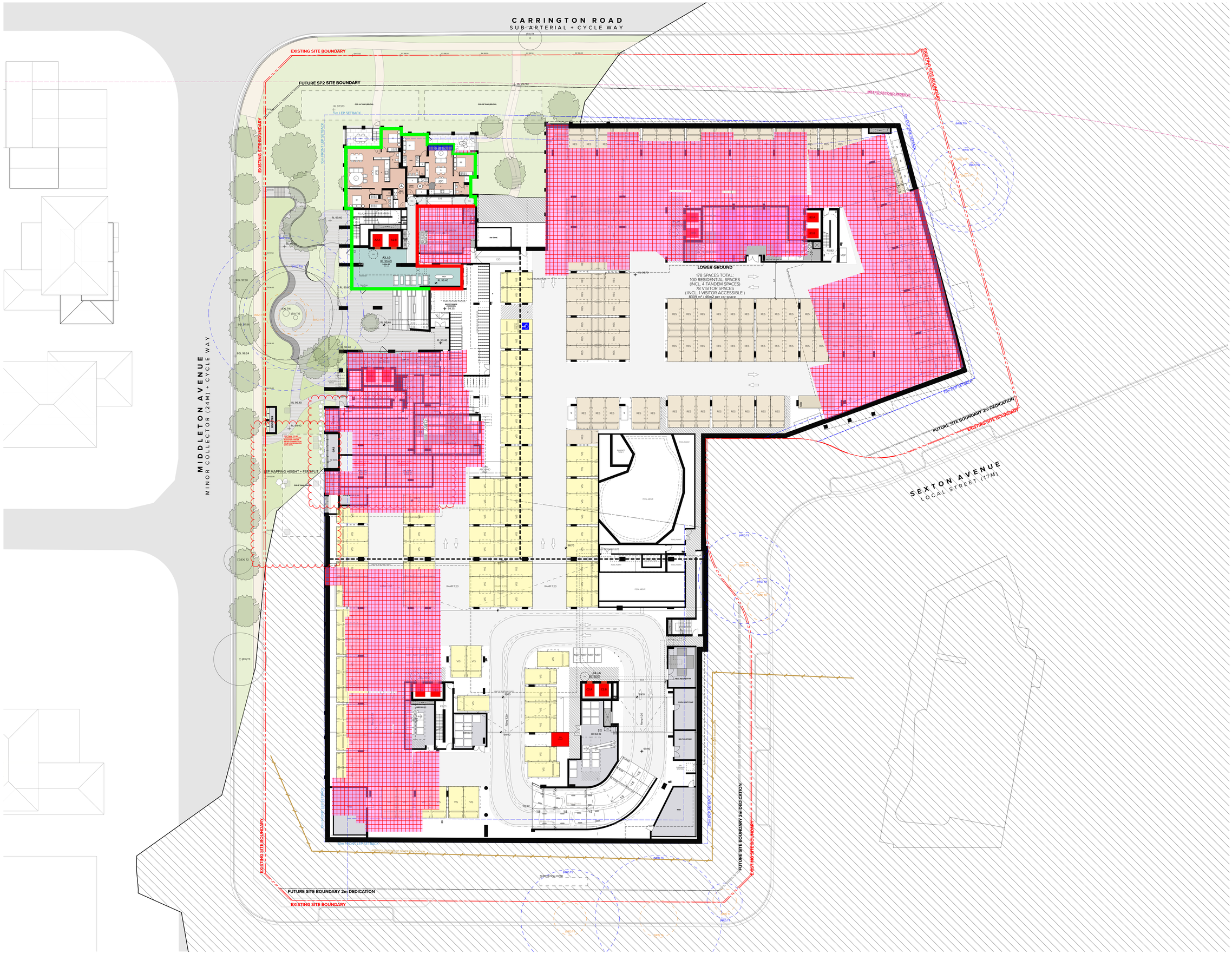
METRO SECOND INSERVE

OSD 1A TANK

OSD 1B TANK

EXISTING METRO TO BE DEMOLISHED

EXISTING METRO TO BE RETAINED



NOTES

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1. This drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668, ABN 68 094 099 911

KEY PLAN

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BGS	Boom Gate System
BKR	Bicycle Rack
BKS	Bicycle Storage
BL	Bollard
BOH	Back of House
BY	Balcony
CLNR	Cleaner Store
COM	Commercial
COMS	Communications Services
CP	Carparking Space
CPD	Cupboard
CPE	Car Park Exhaust
CWB	Car Wash Bay
CWS	Cold Water Supply
CY	Courtyard
D	Dining
E	Entry
E&C	Electrical & Communications
ELEC	Electrical Services
EN	Ensuite
(EX)	Existing
EXH	Exhaust
F	Fire Services
FCR	Fire Control Room
FEX	Fire Extinguisher
FFL	Finished Floor Level
FGL	Finished Ground Level
FH	Fire Hydrant
FIP	Fire Indicator Panel
FS_01, 02...	Fire Stair No.1, 2, etc.
GA_01, 02...	Grease Arrestor No.01, 02, etc.
GBC	Garbage Chute
GBE	Garbage Exhaust
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
H/L	High Level
HW	Hot Water
HWU	Hot Water Unit
IL	Invert Level
(INT)	Integrated Assembly
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01, 02...	Lift No.1, 2, etc.
L	Living
LA	Landscape
LDE	Loading Dock Exhaust
LG	Lower Ground
LY	Laundry
M	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MGB	Mobile Garbage Bin
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Services incl. Main Distribution Board & Frame.
MTR	Meter
MV	Mechanical Vent
NGL	Natural Ground Level
(NRZ)	Notional Root Zone
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PDR	Powder Room
PENO	Penetration
R	Robe
RES	Residential
RF	Refrigerator
RL	Relative Level to AHD
RTL	Retail
S	Storage
SA	Supply Air
SCN	Screen
SHR	Shower
SKL	Skylight
SP	Stair Pressurisation
SRV	Small Ridged Vehicle
SSL	Structural Slab Level
ST_01,02...	Stair No.1, 2, etc.
ST	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
(SRZ)	Structural Root Zone
Tx	Tree
TCE	Terrace
TD	Timber Deck
TOW	Top of Wall
TRA	Tenant Return Air
TSA	Tenant Supply Air
TS	Traffic Signal
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
UT	Utility Space
VIS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_P	WC - Parents
WC_U	WC - Unisex
WIR	Walk in Robe
WM	Washing Machine
WS	Wheel Stop
End.	

- Setback Line
- Site Boundary
- Livable Apartment (Silver Level)
- Livable Apartment (Gold Level)
- Livable Apartment (Platinum Level)
- Accessible Parking Space
- (A) Affordable Housing Unit
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Rev	Date	Approved by	Revision Notes
R	22.07.25	AC	For Client Review
S	30.07.25	CM	For Coordination Review
T	07.08.25	AC	For Coordination Review
U	13/08/2025	AC	For Coordination
V	15.08.25	AC	BASIX Issue
W	18.08.25	AC	BASIX Issue

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Lower Ground

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-007	W	

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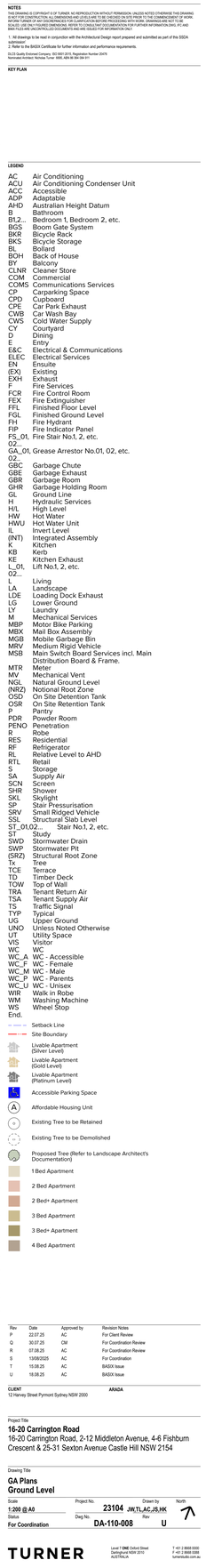
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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Ground Level

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-008	U	

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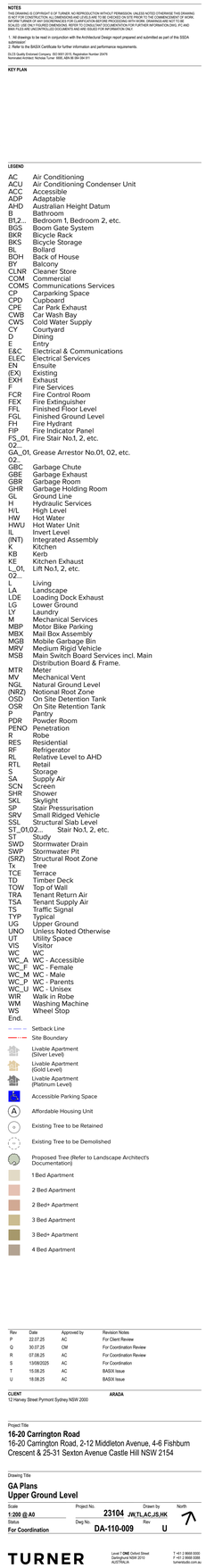
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CLIENT **ARADA**
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title:
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title:
CA Plans
Upper Ground Level

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-009	U	

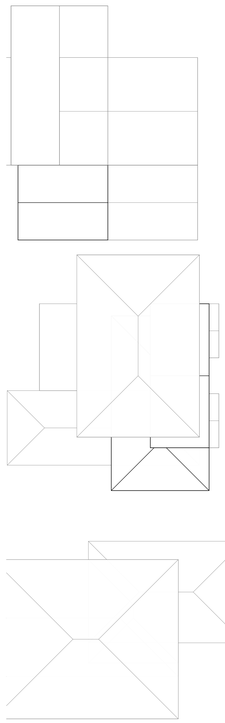
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CLIENT
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ARADA

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Drawing Title
GA Plans
Level 01

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-010	P	

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ARADA

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Drawing Title
GA Plans
Level 02

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-011	O	

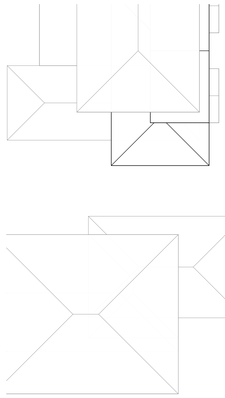
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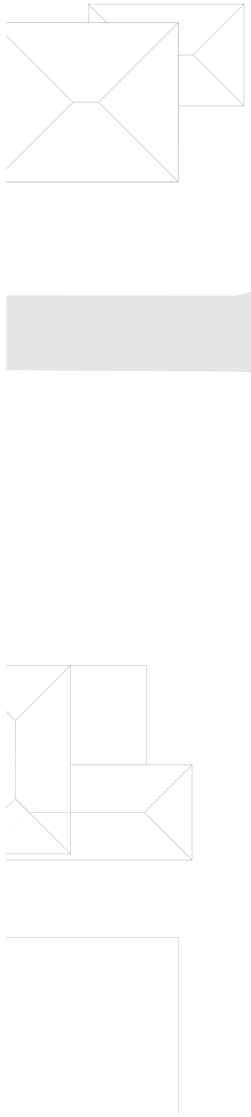
Insulation Mark-ups

LEGEND

- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.5 (installed in underside of slab or above)
- Total R4.0 (installed in ceiling - open to air)
- Total R5.0 (installed in ceiling - open to air)

20 Carrington Road, Castle Hill
MR | P01353
11/09/2025
Rev 2







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CLNR	Cleaner Store
COM	Commercial
COMS	Communications Services
CP	Carparking Space
CPD	Cupboard
CPE	Car Park Exhaust
CWB	Car Wash Bay
CWS	Cold Water Supply
CY	Courtyard
D	Dining
E	Entry
E&C	Electrical & Communications
ELEC	Electrical Services
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(EX)	Existing
EXH	Exhaust
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CLIENT
ARIADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 03

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-012	O	

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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 04

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-013	O	

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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

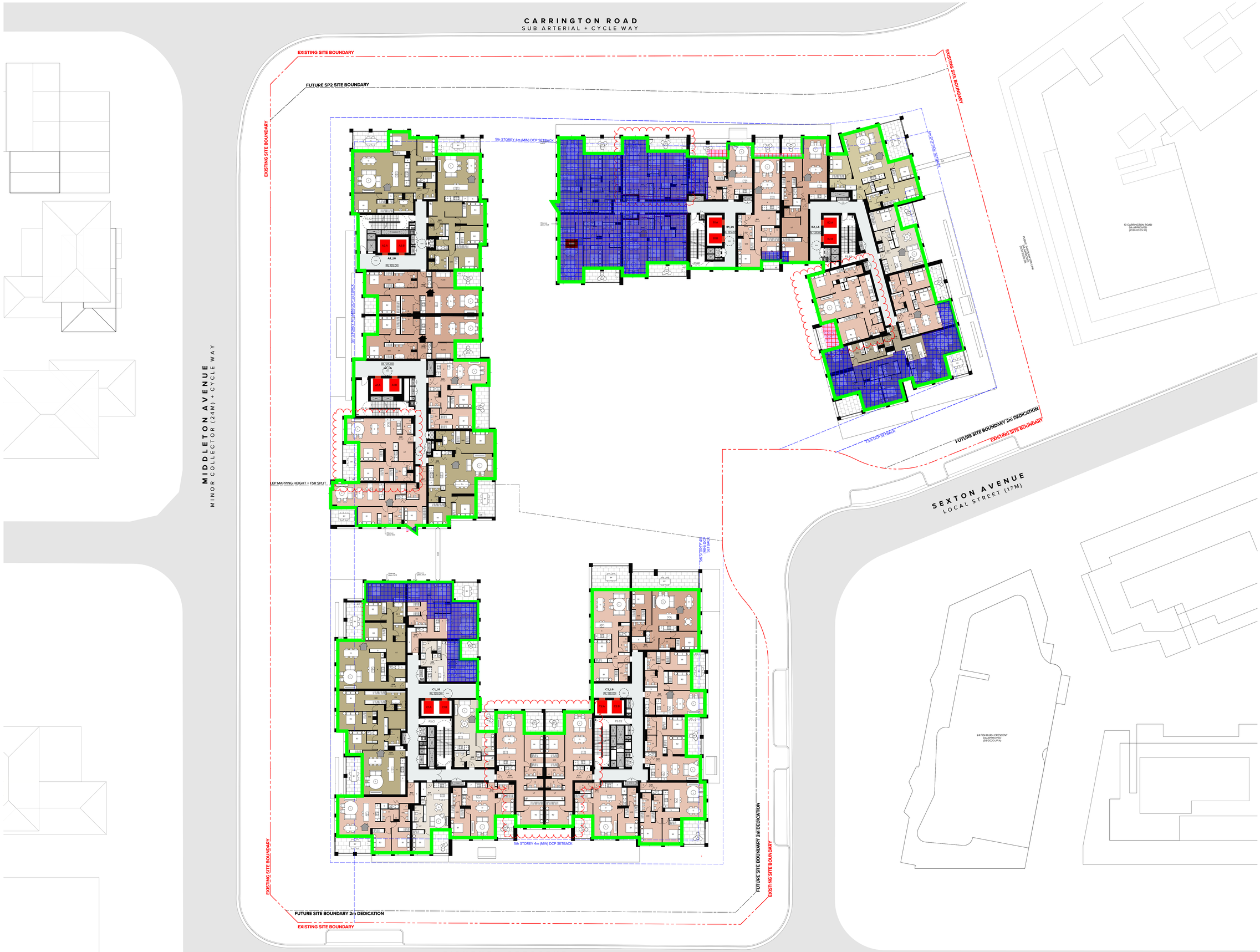
ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 05

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-014	O	

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CLIENT ARIADA
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Project Title
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Drawing Title
GA Plans
Level 06

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
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Drawing Title
GA Plans
Level 07

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-016	Q	

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668, ABN 68 094 099 911

KEY PLAN

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
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B1,2...	Bedroom 1, Bedroom 2, etc.
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O	18.08.25	AC	BASIX Issue

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 08

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-017	O	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

COMMUNAL TERRACE BELOW

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

SEXTON AVENUE
LOCAL STREET (17M)

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

FISHBURN CRESCENT
LOCAL STREET (17M)

10 CARRINGTON ROAD
DA APPROVED
(10/07/2020) (P1)

24 FISHBURN CRESCENT
DA APPROVED
(08/2020) (P1A)

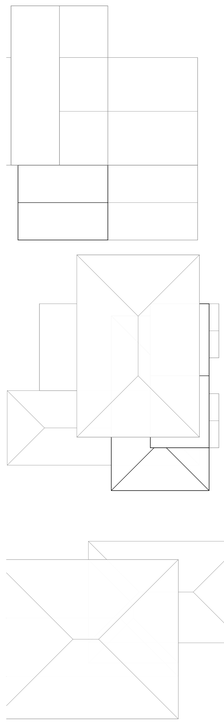
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Livable Apartment (Platinum Level)

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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

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16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 09

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-018	O	

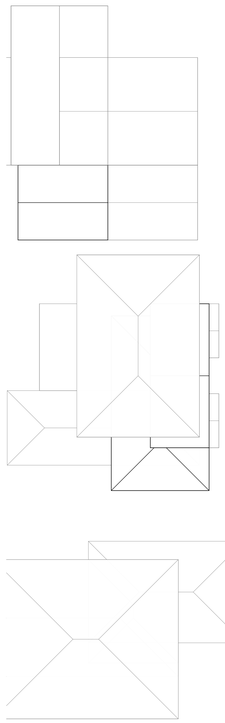
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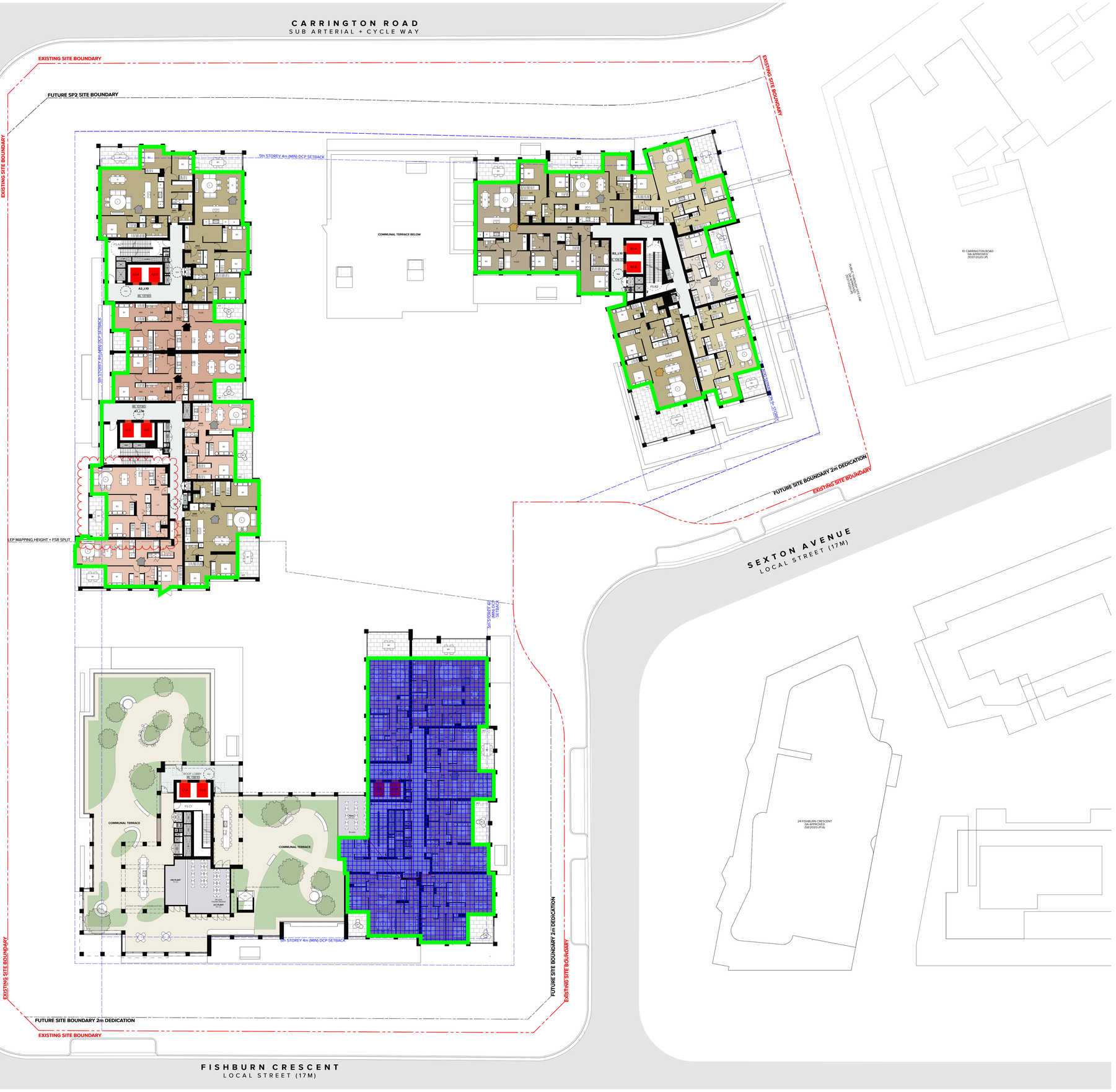
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Drawing Title
GA Plans
Level 10

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-019	Q	

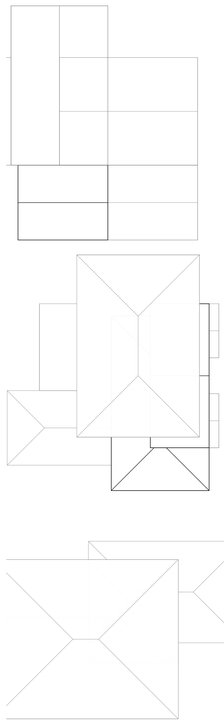
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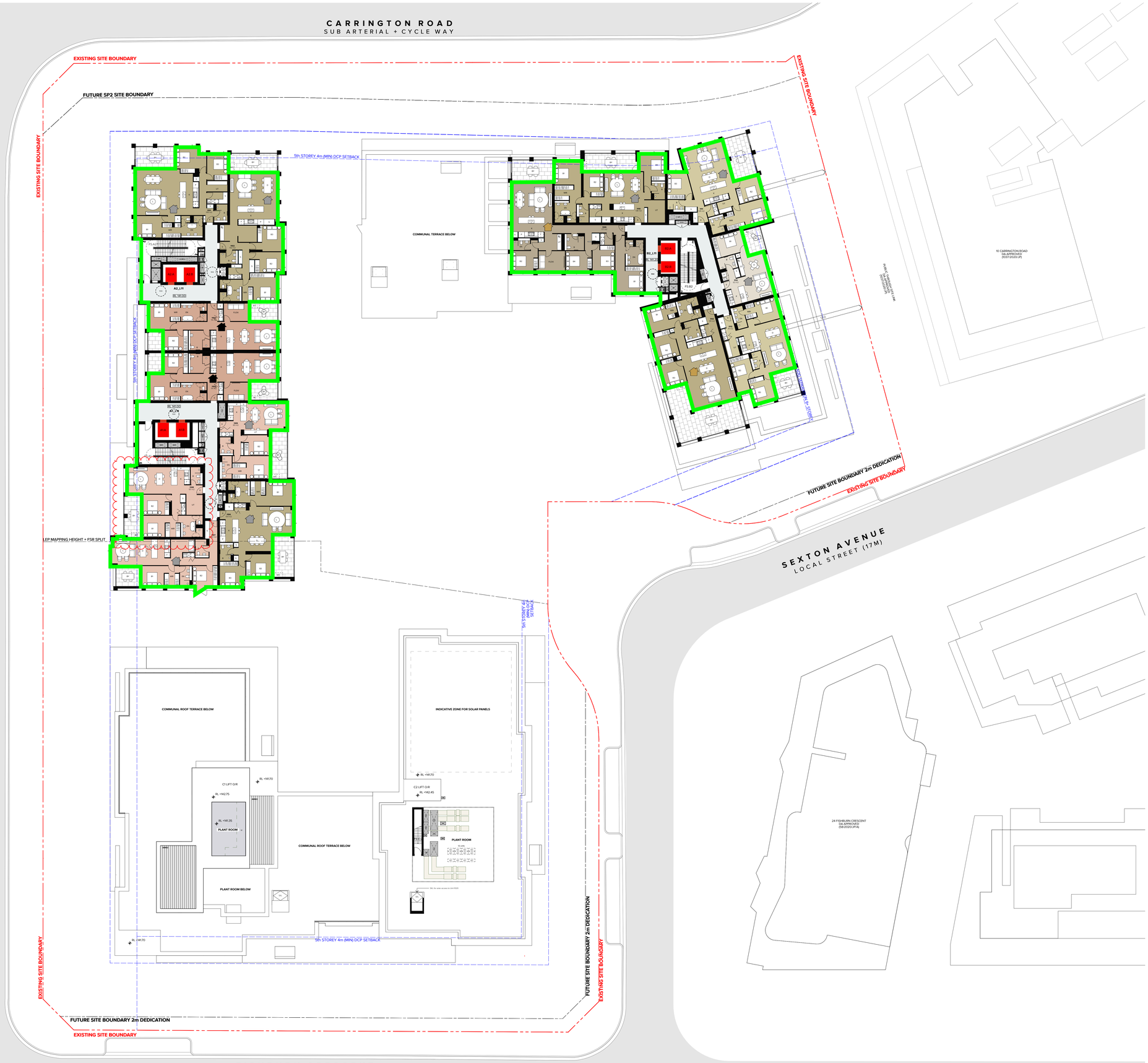
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Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-020	P	

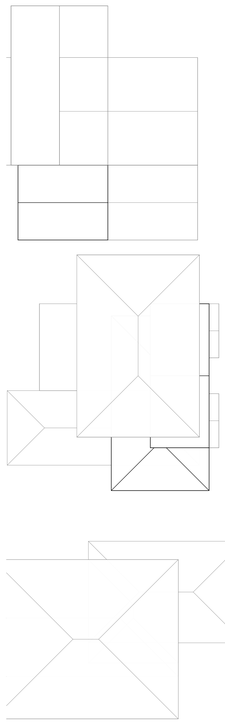
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CLNR	Cleaner Store
COM	Commercial
COMS	Communications Services
CP	Carparking Space
CPD	Cupboard
CPE	Car Park Exhaust
CWB	Car Wash Bay
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CLIENT
ARADA
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Project Title
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Drawing Title
GA Plans
Level 12

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-021	O	

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Nominated Architect: Nicholas Turner 8668, ABN 68 094 099 911

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Project Title
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Drawing Title
GA Plans
Level 13

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-022	P	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

COMMUNAL TERRACE BELOW

PRIVATE TERRACE BELOW

PRIVATE TERRACE BELOW

PRIVATE TERRACE

PRIVATE TERRACE

COMMUNAL ROOF TERRACE BELOW

ROOF BELOW

PLANT ROOM BELOW

COMMUNAL ROOF TERRACE BELOW

PLANT ROOM BELOW

PLANT ROOM BELOW

5th STOREY 4m (MIN) DCP SETBACK

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

SEXTON AVENUE
LOCAL STREET (17M)

FISHBURN CRESCENT
LOCAL STREET (17M)

10 CARRINGTON ROAD
DA APPROVED
(10/37/2020-JP)

24 FISHBURN CRESCENT
DA APPROVED
(08/2020/JP/A)

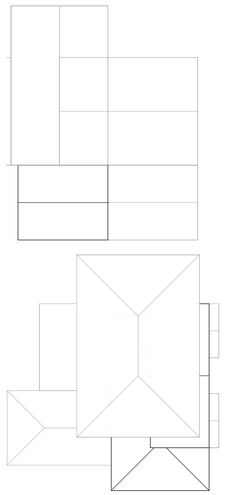
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Setback Line
Site Boundary
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Q	18.08.25	AC	BASIX Issue

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 14

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-023	Q	

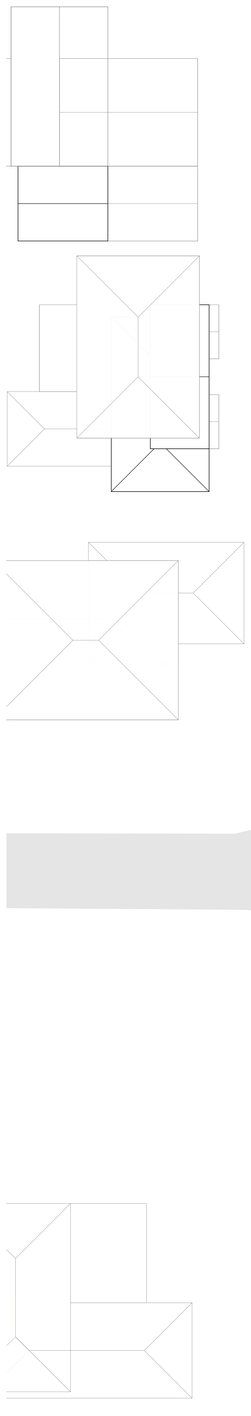
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Drawing Title
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Scale	Project No.	Drawn by	North
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- (A) Affordable Housing Unit
- Existing Tree to be Retained
- Existing Tree to be Demolished
- Proposed Tree (Refer to Landscape Architect's Documentation)
- 1 Bed Apartment
- 2 Bed Apartment
- 2 Bed+ Apartment
- 3 Bed Apartment
- 3 Bed+ Apartment
- 4 Bed Apartment

Rev.	Date	Approved by	Revision Notes
H	22.07.25	AC	For Client Review
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J	07.08.25	AC	For Coordination Review
K	13/08/2025	AC	For Coordination
L	15.08.25	AC	BASIX Issue
M	18.08.25	AC	BASIX Issue

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 16

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-025	M	

TURNER
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MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

COMMUNAL TERRACE BELOW

PRIVATE TERRACE BELOW

PLANT ROOM BELOW

ROOF
RL +63.10

9.7

PRIVATE TERRACE BELOW

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

PRIVATE TERRACE BELOW

COMMUNAL ROOF TERRACE BELOW

ROOF BELOW

PLANT ROOM BELOW

COMMUNAL ROOF TERRACE BELOW

PLANT ROOM BELOW

PLANT ROOM BELOW

RL +44.30
FS CZ

5th STOREY 4m (MIN) DCP SETBACK

EXISTING SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

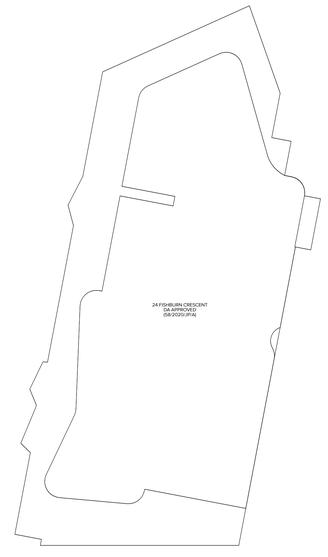
EXISTING SITE BOUNDARY

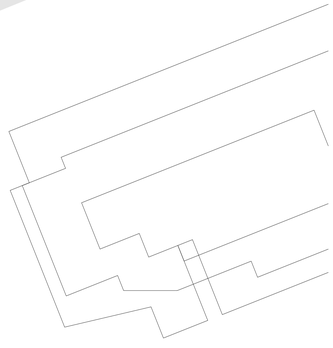
FISHBURN CRESCENT
LOCAL STREET (17M)

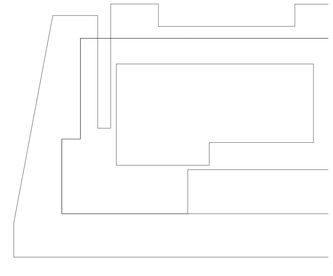
SEXTON AVENUE
LOCAL STREET (17M)

10 CARRINGTON ROAD
DA APPROVED
(10.07.2020 JP.A)

24 FISHBURN CRESCENT
DA APPROVED
(08.2020 JP.A)







NOTES

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 8668, ABN 88 094 099 911

KEY PLAN

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BGS	Boom Gate System
BKR	Bicycle Rack
BKS	Bicycle Storage
BL	Bollard
BOH	Back of House
BY	Balcony
CLNR	Cleaner Store
COM	Commercial
COMS	Communications Services
CP	Carparking Space
CPD	Cupboard
CPE	Car Park Exhaust
CWB	Car Wash Bay
CWS	Cold Water Supply
CY	Courtyard
D	Dining
E	Entry
E&C	Electrical & Communications
ELEC	Electrical Services
EN	Ensuite
(EX)	Existing
EXH	Exhaust
F	Fire Services
FCR	Fire Control Room
FEX	Fire Extinguisher
FFL	Finished Floor Level
FGL	Finished Ground Level
FH	Fire Hydrant
FIP	Fire Indicator Panel
FS_01, 02...	Fire Stair No.1, 2, etc.
GA_01, 02_	Grease Arrestor No.01, 02, etc.
GBC	Garbage Chute
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MBX	Mail Box Assembly
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MTR	Meter
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NGL	Natural Ground Level
(NRZ)	Notional Root Zone
OSD	On Site Detention Tank
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P	Pantry
PDR	Powder Room
PENO	Penetration
R	Robe
RES	Residential
RF	Refrigerator
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SWP	Stormwater Pit
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Tx	Tree
TCE	Terrace
TD	Timber Deck
TOW	Top of Wall
TRA	Tenant Return Air
TSA	Tenant Supply Air
TS	Traffic Signal
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
UT	Utility Space
VIS	Visitor
WC	WC
WC_A	WC - Accessible
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WC_P	WC - Parents
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WIR	Walk in Robe
WM	Washing Machine
WS	Wheel Stop
End.	

- Setback Line
- Site Boundary
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M	18.08.25	AC	BASIX Issue

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 17

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-026	M	

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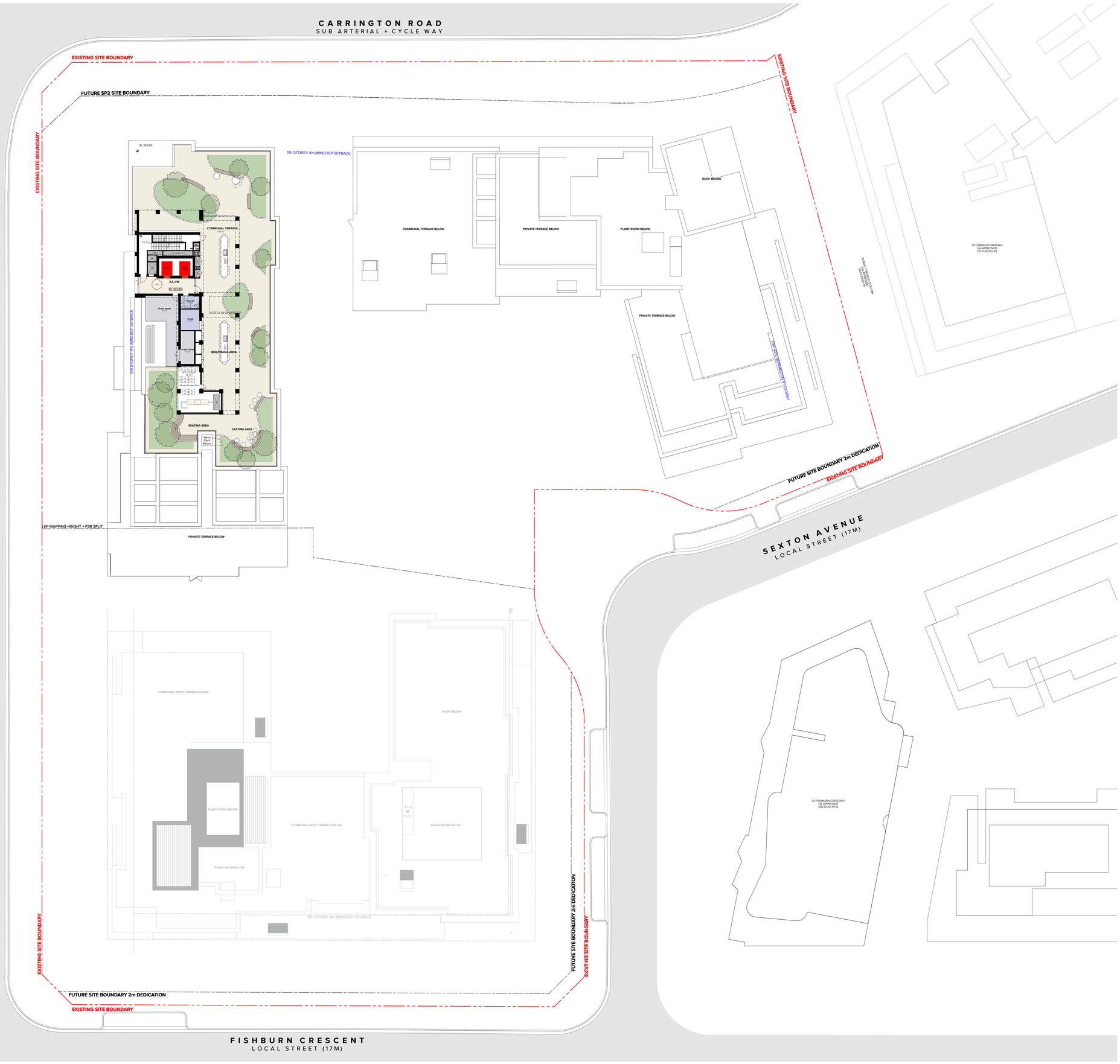
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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
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KEY PLAN





LEGEND

AC	Air Conditioning
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WS	Wheel Stop
End.	

- Setback Line
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N	18.08.25	AC	BASIX Issue

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 18

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-027	N	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

BUILDING A

LEVEL 18 COMMUNAL TERRACE BELOW

RL +167.55
SP AND
LR FANS

LEVEL 19 ROOF

RL +168.70

RL +167.30

RL +165.80

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

COMMUNAL TERRACE BELOW

PRIVATE TERRACE BELOW

PLANT ROOM BELOW

ROOF BELOW

PRIVATE TERRACE BELOW

PUBLIC DOMAIN STREET LINK DEDICATION

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

10 CARRINGTON ROAD
DA APPROVED
(10.07.2020 JP.A)

SEXTON AVENUE
LOCAL STREET (17M)

COMMUNAL ROOF TERRACE BELOW

ROOF BELOW

PLANT ROOM BELOW

RL 44.30
FS-C2

COMMUNAL ROOF TERRACE BELOW

PLANT ROOM BELOW

5th STOREY 4m (MIN) DCP SETBACK

EXISTING SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

24 FISHBURN CRESCENT
DA APPROVED
(5812020.JP.A)

FISHBURN CRESCENT
LOCAL STREET (17M)

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25479.
Nominated Architect: Nicholas Turner 9668, ABN 88 064 099 911

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AC	Air Conditioning
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ACC	Accessible
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Setback Line
Site Boundary
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Livable Apartment (Gold Level)
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12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
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Drawing Title
GA Plans
Roof Level

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For Coordination	DA-110-028	M	

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