

60-80 Beauchamp Road, Hillsdale

BASIX Compliance Report

Project No.	P02422
Revision	01
Issued	27th October 2025
Client	Homes NSW



E-LAB Consulting
Where Engineering and Science Inspire Design.





Issue And Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	27.10.25	For SSDA Issue	SE/MR	NA
02				
03				
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 Homes NSW to provide BASIX compliance consultancy for the residential portion of the development at 68-80 Beauchamp Road, Hillsdale. 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 68-80 Beauchamp Road, Hillsdale development 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%	63%
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 Homes NSW. 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 the residential portion of the 68-80 Beauchamp Road, Hillsdale development 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 68-80 Beauchamp Road, Hillsdale. The site is located in the Local Government Area of the Bayside Council. The immediate surroundings of the site are primarily stand-alone residential dwellings, residential apartment buildings and a public primary school.

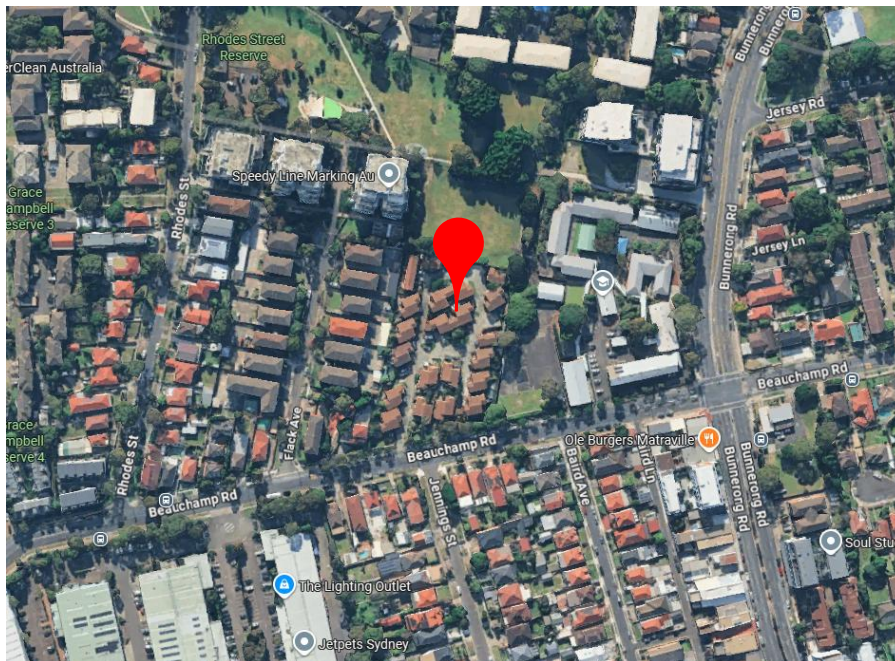


Figure 1: Site Location (source: Google Maps)

1.3 Design Documentation

This assessed is based on the Architectural Package provided by Studio.SC issued as Revision C Issued for SSDA dated 22/10/2025.



1.4 Project Overview

The proposed development of 68-80 Beauchamp Road, Hillsdale, is composed of two residential apartment buildings.

The proposed development includes:

- A shared two-level carpark in the basement
- A total of 179 residential units of varying number of bedrooms and sizes with associated balconies
- A community room
- A shared outdoor garden area
- 100 units designated as social housing

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 68-80 Beauchamp Road, Hillsdale 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%	63%
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	68-80 Beauchamp Road, Hillsdale
Local Government Area	Bayside
Plan Type	Deposited Plan (DP)
Plan No.	12/--/SP736905
No. of Residential Buildings	2 Building
Total Number of Units & Townhouses	179
Project Type	Residential Flat Buildings
BASIX Certificate Number	1819027M

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 2024. 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 electric heat pump (air sourced) with a $3.0 < COP \leq 3.5$ and minimum R0.6 (~25mm) insulation to internal and external pipework
Cooking	Electric cooktop & electric oven
Mechanical heating and cooling	Reverse cycle air-conditioning (1-Phase ducted) for all units living areas. Minimum EER ratings – Cooling 3.0-3.5, Heating 3.0-3.5
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 4.0 Star Energy Rated (To all apartments) Clothes Dryers: Not Specified
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common laundry facilities
Photovoltaic Array	No rooftop photovoltaic system is required for BASIX compliance
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor (≥ 1001 kg but ≤ 1500 kg)

Common area Ventilation & artificial lighting

Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
Car Park	Ventilation (Supply + exhaust)	Carbon monoxide monitor + VSD fan	Light-emitting diode	Zoned switching with motion sensors
Main Switch Room	Air conditioning system	Thermostatically controlled	Light-emitting diode	Manual on / manual off
Comms Room	Air conditioning system	Thermostatically controlled	Light-emitting diode	Manual on / manual off
Waste Room – A	Ventilation exhaust only	N/A	Light-emitting diode	Motion sensors
Bulky Waste – A	Ventilation exhaust only	N/A	Light-emitting diode	Motion sensors
Waste Room – B	Ventilation exhaust only	N/A	Light-emitting diode	Motion sensors
Bulky Waste – B	Ventilation exhaust only	N/A	Light-emitting diode	Motion sensors

Community Room – A	Air conditioning system	Time clock or BMS controlled	Light-emitting diode	Manual on / manual off
CPX Fan Room	Ventilation supply only	Thermostatically controlled	Light-emitting diode	Manual on / manual off
Services	Ventilation supply only	Thermostatically controlled	Light-emitting diode	Manual on / manual off
CPS	Ventilation supply only	Thermostatically controlled	Light-emitting diode	Manual on / manual off
CS Fan Room	Ventilation supply only	Thermostatically controlled	Light-emitting diode	Manual on / manual off
CWB RW RU	Ventilation supply only	Thermostatically controlled	Light-emitting diode	Manual on / manual off
Tank Room – A	Ventilation supply only	Thermostatically controlled	Light-emitting diode	Manual on / manual off
Sprinkler Tank	Ventilation supply only	Thermostatically controlled	Light-emitting diode	Manual on / manual off
Water Meters – A	Ventilation supply only	Thermostatically controlled	Light-emitting diode	Manual on / manual off
Fire Stairs – Basement	No mechanical ventilation	N/A	Light-emitting diode	Motion sensors
Fire Stairs – A	No mechanical ventilation	N/A	Light-emitting diode	Motion sensors
Fire Stairs - B	No mechanical ventilation	N/A	Light-emitting diode	Motion sensors
WC - A	Ventilation exhaust only	Time clock or BMS controlled	Light-emitting diode	Motion sensors
Bike Storage	No mechanical Ventilation	N/A	Light-emitting diode	Motion sensors
Lobby – A	Ventilation supply only	Time clock or BMS controlled	Light-emitting diode	Motion sensors
Lobby – B	Ventilation supply only	Time clock or BMS controlled	Light-emitting diode	Motion sensors
Hallway – A	Ventilation supply only	Time clock or BMS controlled	Light-emitting diode	Motion sensors
All lifts	N/A	N/A	Light-emitting diode	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	The following glazed elements are used throughout the development
	<u>Fixed and Sliding Windows & Doors</u>
	Total System U-Value = 4.10 (equal to or less than)
	Total System SHGC = 0.52 (+/- 5%)
	<u>Casement & Awning Windows</u>
	Total System U-Value = 4.1 (equal to or less than)
	Total System SHGC = 0.47 (+/- 5%)
	The following glazed elements are used throughout the selected units:
	A608
	B001 B002 B401 B406 B501 B506 B601
	B606 B701 B703 B704 B705 B706
	<u>Fixed and Sliding Windows & Doors</u>
	Total System U-Value = 3.10 (equal to or less than)
	Total System SHGC = 0.49 (+/- 5%)
	<u>Casement & Awning Windows</u>
	Total System U-Value = 3.1 (equal to or less than)
	Total System SHGC = 0.39 (+/- 5%)
Glazed Doors / Windows	The following glazed elements are used throughout the extreme high risk units:
	A701 A705 A706 A707
	<u>Fixed Windows & Doors</u>
	Total System U-Value = 2.5 (equal to or less than)
	Total System SHGC = 0.61 (+/- 5%)
	<u>Sliding Windows & Doors</u>
	Total System U-Value = 2.50 (equal to or less than)
	Total System SHGC = 0.62 (+/- 5%)
	<u>Awning Windows</u>
	Total System U-Value = 2.5 (equal to or less than)
	Total System SHGC = 0.57 (+/- 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. 0.2 thermal break required for the metal stud frame for thermal bridging controls. Medium or light colour
Walls to Internal Corridors or Non-Conditioned Zones:	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones. 0.2 thermal break required for the metal stud frame for thermal bridging controls.
Exposed Roofs/Balconies (Over conditioned spaces)	Added R4.0 soffit slab insulation to apartments concrete slab roofs. Added R5.0 soffit slab insulation to high risk apartments concrete slab roofs and ceiling exposed to outside air. A702 A705 A706 A707 B701 B702 B703 B704 B705 B706 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 to unconditioned areas and outside air.
Floors Covering	Carpet in Bedrooms, Timber in Living/Dining Rooms. Tile in Kitchen/Bathrooms.
Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as “Sealed” and 1 per bathroom, 1 per laundry if available and 1 per kitchen. As a lighting plan/RCP is not yet available, downlights have been modelled as “Sealed” at a scale of 1 downlight/ 5m2 Ceiling fans with 1200mm diameter have been modelled in all bedrooms of every units. Following units are required extra ceiling fan with 1200mm diameter in kitchen/living area aswell A106 A107 A208 A308 A408 A409 A508 A509 A601 A607 A608 A609 A611 A701 A705 A706 A707 B001 B002 B101 B106 B107 B201 B206 B207 B301 B306 B307 B401 B406 B407 B501 B506 B507 B601 B606 B607 B701 B702 B703 B704 B705 B706



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: No common facility Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: Not specified Dishwasher: Minimum 4 Star WELS Rated
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Hot water recirculation or diversion system	No hot water recirculation or diversion system is included in the project
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.
Landscape	Common Lawn area: 2,114.09 m ² Common Garden area: 500 m ²

6 Results

E-LAB Consulting are engaged by Paro Consulting to provide BASIX compliance consultancy for the residential portion of the development located 68-80 Beauchamp Road, Hillsdale. 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 based on the design of the residential portion of the 68-80 Beauchamp Road, Hillsdale 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%	63%
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 BASIX Certificate

Refer to next page.

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1819027M

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: Monday, 27 October 2025

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate K5OH9XWK11.

Project summary

Project name	68-80 Beauchamp Road, Hillsdale
Street address	68-80 BEAUCHAMP ROAD HILLSDALE 2036
Local Government Area	BAYSIDE
Plan type and plan number	Deposited Plan 736905
Lot No.	12
Section no.	-
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	179
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

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

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

Description of project

Project address	
Project name	68-80 Beauchamp Road, Hillsdale
Street address	68-80 BEAUCHAMP ROAD HILLSDALE 2036
Local Government Area	BAYSIDE
Plan type and plan number	Deposited Plan 736905
Lot No.	12
Section no.	-
Project type	
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	179
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	7866.39
Roof area (m²)	3006.29
Non-residential floor area (m²)	0
Residential car spaces	117
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	2114.09	
Common area garden (m²)	500	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	20/1972	
Certificate number	K5OH9XWK11	
Climate zone	56	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 60
Materials	✓ -100	Target n/a

Description of project

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

Residential flat buildings - Building A, 75 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A001	2	76	0	0	0
A101	1	51	0	0	0
A105	1	51	0	0	0
A109	2	74	0	0	0
A204	1	54	0	0	0
A208	3	89	0	0	0
A301	1	51	0	0	0
A305	1	51	0	0	0
A309	2	77	0	0	0
A402	1	51	0	0	0
A406	1	51	0	0	0
A410	3	90	0	0	0
A503	2	76	0	0	0
A507	1	51	0	0	0
A511	2	74	0	0	0
A604	1	54	0	0	0
A608	3	89	0	0	0
A701	3	96	0	0	0
A705	3	96	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A002	2	76	0	0	0
A102	1	51	0	0	0
A106	3	99	0	0	0
A201	1	51	0	0	0
A205	1	51	0	0	0
A209	2	77	0	0	0
A302	1	51	0	0	0
A306	1	51	0	0	0
A310	3	90	0	0	0
A403	2	76	0	0	0
A407	1	51	0	0	0
A411	2	74	0	0	0
A504	1	54	0	0	0
A508	3	89	0	0	0
A601	1	51	0	0	0
A605	1	51	0	0	0
A609	2	77	0	0	0
A702	2	76	0	0	0
A706	2	77	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A003	3	94	0	0	0
A103	2	77	0	0	0
A107	2	77	0	0	0
A202	1	51	0	0	0
A206	1	51	0	0	0
A210	3	90	0	0	0
A303	2	76	0	0	0
A307	1	51	0	0	0
A311	2	74	0	0	0
A404	1	54	0	0	0
A408	3	89	0	0	0
A501	1	51	0	0	0
A505	1	51	0	0	0
A509	2	77	0	0	0
A602	1	51	0	0	0
A606	1	51	0	0	0
A610	3	90	0	0	0
A703	1	54	0	0	0
A707	3	90	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A004	2	80	0	0	0
A104	1	54	0	0	0
A108	3	90	0	0	0
A203	2	76	0	0	0
A207	1	51	0	0	0
A211	2	74	0	0	0
A304	1	54	0	0	0
A308	3	89	0	0	0
A401	1	51	0	0	0
A405	1	51	0	0	0
A409	2	77	0	0	0
A502	1	51	0	0	0
A506	1	51	0	0	0
A510	3	90	0	0	0
A603	2	76	0	0	0
A607	1	51	0	0	0
A611	2	74	0	0	0
A704	1	51	0	0	0

Residential flat buildings - Building B, 104 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B001	2	77	0	0	0
B005	2	70	0	0	0
B009	2	71	0	0	0
B102	2	74	0	0	0
B106	1	51	0	0	0
B110	1	56	0	0	0
B114	3	93	0	0	0
B204	2	76	0	0	0
B208	2	71	0	0	0
B212	2	71	0	0	0
B302	2	74	0	0	0
B306	1	51	0	0	0
B310	1	56	0	0	0
B314	3	93	0	0	0
B404	2	76	0	0	0
B408	2	71	0	0	0
B412	2	71	0	0	0
B502	2	74	0	0	0
B506	1	51	0	0	0
B510	1	56	0	0	0
B514	3	93	0	0	0
B604	2	76	0	0	0
B608	2	71	0	0	0
B612	2	71	0	0	0
B702	2	704	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B002	2	77	0	0	0
B006	1	56	0	0	0
B010	2	71	0	0	0
B103	2	77	0	0	0
B107	2	75	0	0	0
B111	2	71	0	0	0
B201	1	51	0	0	0
B205	2	76	0	0	0
B209	1	56	0	0	0
B213	2	71	0	0	0
B303	2	77	0	0	0
B307	2	75	0	0	0
B311	2	71	0	0	0
B401	1	51	0	0	0
B405	2	76	0	0	0
B409	1	56	0	0	0
B413	2	71	0	0	0
B503	2	77	0	0	0
B507	2	75	0	0	0
B511	2	71	0	0	0
B601	1	51	0	0	0
B605	2	76	0	0	0
B609	1	56	0	0	0
B613	2	71	0	0	0
B703	2	77	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B003	2	77	0	0	0
B007	2	56	0	0	0
B011	3	93	0	0	0
B104	2	76	0	0	0
B108	2	71	0	0	0
B112	2	71	0	0	0
B202	2	74	0	0	0
B206	1	51	0	0	0
B210	1	56	0	0	0
B214	3	93	0	0	0
B304	2	76	0	0	0
B308	2	71	0	0	0
B312	2	71	0	0	0
B402	2	74	0	0	0
B406	1	51	0	0	0
B410	1	56	0	0	0
B414	3	93	0	0	0
B504	2	76	0	0	0
B508	2	71	0	0	0
B512	2	71	0	0	0
B602	2	74	0	0	0
B606	1	51	0	0	0
B610	1	56	0	0	0
B614	3	93	0	0	0
B704	2	76	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B004	2	75	0	0	0
B008	2	71	0	0	0
B101	1	51	0	0	0
B105	2	76	0	0	0
B109	2	56	0	0	0
B113	2	71	0	0	0
B203	2	77	0	0	0
B207	2	75	0	0	0
B211	2	71	0	0	0
B301	1	51	0	0	0
B305	2	76	0	0	0
B309	1	56	0	0	0
B313	2	71	0	0	0
B403	2	77	0	0	0
B407	2	75	0	0	0
B411	2	71	0	0	0
B501	1	51	0	0	0
B505	2	76	0	0	0
B509	1	56	0	0	0
B513	2	71	0	0	0
B603	2	77	0	0	0
B607	2	75	0	0	0
B611	2	71	0	0	0
B701	1	51	0	0	0
B705	2	76	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)
B706	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)
B707	1	75	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)
B708	2	73	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)
B709	2	73	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)
Waste Room - A	55.94
Tank Room - A	34.87
Fire Stairs - A	200.08
Lobby - A	164.71

Common area	Floor area (m²)
Bulky Waste - A	19.86
Sprinkler Tank	19.32
WC - A	5.4
Hallway - A	922.81

Common area	Floor area (m²)
Community Room - A	62.54
Water Meters - A	7.5
Bike Storage	74.82

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car Park	2336.09
CPX Fan Room	35.07
CS Fan Room	38.75

Common area	Floor area (m²)
Switchroom	29.83
Services	16.71
CWB RW RU	12.54

Common area	Floor area (m²)
Comms Room	11.78
CPS	4.68
Fire Stairs - Basement	51.16

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for Residential flat buildings - Building B

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building A

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	6817.85	-	-

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	1902.6	-	-

Internal wall types

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

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	1503.14	-	-

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	1902.6	0	1902.6	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. 1)	individual fan, ducted to façade or roof	manual on / timer 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 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-

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

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A001	21.8	3.9	25.700
A002	6.8	7.8	14.600
A003	5.5	6.6	12.100
A004	22.3	4.0	26.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A101	12.8	10.4	23.200
A102	14.7	10.7	25.400
A103	10.3	5.8	16.100
A104	6.4	9.8	16.200
A105	15.1	8.2	23.300
A106	33.6	3.9	37.500
A107	33.4	4.3	37.700
A108	26.5	7.7	34.200
A109	19.3	9.8	29.100
A201	14.0	10.6	24.600
A202	14.0	10.8	24.800
A203	14.1	5.6	19.700
A204	9.0	9.7	18.700
A206	6.9	10.0	16.900
A207	19.2	9.6	28.800
A208	30.4	6.4	36.800
A209	27.6	6.4	34.000
A210	22.9	7.0	29.900
A211	18.4	9.6	28.000
A301	14.8	10.3	25.100
A302	15.0	10.6	25.600
A303	14.5	5.4	19.900
A304	8.7	9.5	18.200
A306	7.3	10.0	17.300
A307	14.2	9.3	23.500
A308	28.4	6.9	35.300
A309	28.9	6.2	35.100
A310	24.1	6.7	30.800
A311	19.7	9.2	28.900
A401	18.6	9.4	28.000
A402	18.1	9.4	27.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A403	19.0	5.1	24.100
A404	10.8	7.9	18.700
A405	13.8	6.5	20.300
A406	10.0	8.5	18.500
A407	17.5	8.1	25.600
A408	30.7	6.3	37.000
A409	33.0	4.2	37.200
A410	28.7	5.6	34.300
A411	24.8	8.1	32.900
A501	19.4	9.4	28.800
A502	17.9	9.5	27.400
A503	19.7	5.2	24.900
A504	11.3	8.0	19.300
A505	14.2	6.5	20.700
A506	11.0	8.1	19.100
A507	18.2	8.0	26.200
A508	31.7	6.0	37.700
A509	33.0	4.4	37.400
A510	29.5	5.7	35.200
A511	25.8	8.0	33.800
A601	27.8	9.5	37.300
A602	19.6	10.1	29.700
A603	20.2	5.3	25.500
A604	11.5	7.9	19.400
A605	14.5	6.5	21.000
A606	11.8	8.7	20.500
A607	27.8	8.3	36.100
A608	31.8	5.6	37.400
A609	32.8	3.8	36.600
A610	30.1	5.7	35.800
A611	29.4	8.0	37.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A701	29.9	6.5	36.400
A702	30.5	6.8	37.300
A703	23.2	11.3	34.500
A704	28.8	9.1	37.900
A705	30.9	6.6	37.500
A706	30.2	7.8	38.000
A707	29.0	8.1	37.100
All other dwellings	10.7	8.3	19.000

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	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
Waste Room - A	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulky Waste - A	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Community Room - A	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Tank Room - A	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Sprinkler Tank	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Water Meters - A	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Stairs - A	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
WC - A	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Bike Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Lobby - A	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway - A	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 10 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $3.0 < \text{COP} \leq 3.5$

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	9139.17	-	-

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	2923.2	-	-

Internal wall types

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

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	1503.14	-	-

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	2923.2	0	2923.2	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. 2)	individual fan, ducted to façade or roof	manual on / timer 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 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-

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

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B001	25.9	9.3	35.200
B002	29.4	8.5	37.900
B003	19.1	15.9	35.000
B004	24.6	12.5	37.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B005	13.3	9.4	22.700
B006	12.1	11.8	23.900
B007	15.7	11.1	26.800
B008	10.7	8.7	19.400
B009	8.5	6.6	15.100
B010	9.7	13.7	23.400
B011	14.20	5.5	19.700
B101	29.1	8.6	37.700
B102	25.1	9.6	34.700
B103	21.2	10.3	31.500
B104	23.2	9.7	32.900
B105	21.7	14.3	36.000
B106	27.8	10.2	38.000
B107	23.60	13.4	37.000
B108	8.9	9.4	18.300
B109	7.1	9.9	17.000
B110	12.3	12	24.300
B111	7.8	9.4	17.200
B112	5.9	10	15.900
B113	8.1	11	19.100
B114	12.50	6.8	19.300
B201	24.8	9.4	34.200
B202	21.9	9.5	31.400
B203	25.2	9.0	34.200
B204	22.8	10.6	33.400
B205	17.7	14.7	32.400
B206	27	9.8	36.800
B207	24.7	12.6	37.300
B208	10.5	8.6	19.100
B209	7.2	10.7	17.900
B210	13.3	11.6	24.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B211	8.6	9.8	18.400
B212	6.4	9.7	16.100
B213	9.0	11.0	20.000
B214	14.20	6.6	20.800
B301	26.9	9.8	36.700
B302	22.80	9.2	32.000
B303	26.1	8.6	34.700
B304	24.5	10	34.500
B305	21.70	14.1	35.800
B306	27.4	9.9	37.300
B307	25.90	11.3	37.200
B308	10.8	8.5	19.300
B309	8.10	10	18.100
B310	14	11.6	25.600
B311	9.2	10	19.200
B312	7.3	11	18.300
B313	9.70	10.7	20.400
B314	16.8	6.0	22.800
B401	28.1	6.6	34.700
B402	26.4	8.6	35.000
B403	30	7.1	37.100
B404	29.4	8.1	37.500
B405	22.60	12	34.600
B406	28.60	6.8	35.400
B407	29.9	5.5	35.400
B408	13.70	10	23.700
B409	9.70	9.3	19.000
B410	17.40	11.4	28.800
B411	12.60	8.2	20.800
B412	10.70	8.5	19.200
B413	12.8	8.9	21.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B414	19.8	5.7	25.500
B501	28.10	6.6	34.700
B502	27.1	8.6	35.700
B503	30.70	7.2	37.900
B504	28.30	8.1	36.400
B505	23.10	11.1	34.200
B506	29.4	7.7	37.100
B507	30.6	5.6	36.200
B508	15.9	9.4	25.300
B509	10.20	9.0	19.200
B510	17.9	11.5	29.400
B511	12.9	8.2	21.100
B512	11.1	8.4	19.500
B513	13.4	8.8	22.200
B514	20.9	5.6	26.500
B601	28.6	6.5	35.100
B602	27.5	8.4	35.900
B603	28.3	7.0	35.300
B604	28.8	8.0	36.800
B605	22.8	12.2	35.000
B606	29	8.1	37.100
B607	31.2	5.6	36.800
B608	17.20	11.3	28.500
B609	11.40	9.0	20.400
B610	18.4	11.0	29.400
B611	20.9	10.2	31.100
B612	17.8	10.8	28.600
B613	18.60	19	37.600
B614	27.3	7.6	34.900
B701	29.00	8.9	37.900
B702	28	9.8	37.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B703	30.9	6.6	37.500
B704	28.20	9.0	37.200
B705	26.1	11.1	37.200
B706	26	11.2	37.200
B707	30	7.9	37.900
B708	16.7	13.2	29.900
All other dwellings	16.4	11.2	27.600

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
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
Waste Room - B	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulky Waste - B	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Fire Stairs - B	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Lobby - B	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 10 number of lifts: 1 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $3.0 < \text{COP} \leq 3.5$

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: suspended concrete slab	2536.61	-	-

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	600	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:no frame	300	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

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

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	no common facility	4 star	5 star	no common laundry facility

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

	Common area 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
Switchroom	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Comms Room	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	yes
CPX Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Services	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
CPS	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
CS Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
CWB RW RU	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Stairs - Basement	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 0 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 B NatHERS Certificate

Refer to next page.

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. K5OH9XWK11

Generated on 27 Oct 2025 using FirstRate5 v5.5.5a

Property

Address 68-80 Beauchamp Road,
Hillsdale, NSW, 2036

Lot/DP

NatHERS Climate Zone Mascot (Sydney Airport)



Accredited assessor

Name Chris Mann

Business name E-LAB Consulting

Email Chris.Mann@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=K5OH9XWK11&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	19.9	8.8
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
Z85810U8S1	A001	21.8 (N/A)	3.9 (N/A)	25.7	7.4	NA
D2G814BYO5	A002	6.8 (N/A)	7.8 (N/A)	14.6	8.7	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
TSXMU3GK1S	A003	5.5 (N/A)	6.6 (N/A)	12.1	8.9	NA
8IHQZTXJOK	A004	22.3 (N/A)	4.0 (N/A)	26.3	7.4	NA
WMYDWZYBP6	A101	12.8 (N/A)	10.4 (N/A)	23.2	7.7	NA
LISU1HLSO7	A102	14.7 (N/A)	10.7 (N/A)	25.4	7.4	NA
HKG925UZJI	A103	10.3 (N/A)	5.8 (N/A)	16.1	8.4	NA
G1JEJH4U04	A104	6.4 (N/A)	9.8 (N/A)	16.2	8.4	NA
FF54G0ZXZS	A105	15.1 (N/A)	8.2 (N/A)	23.3	7.7	NA
2KLFFERNMYB	A106	33.6 (N/A)	3.9 (N/A)	37.5	6.1	NA
CFJ90HNXFW	A107	33.4 (N/A)	4.3 (N/A)	37.7	6	NA
N01T1COL2C	A108	26.5 (N/A)	7.7 (N/A)	34.2	6.4	NA
S4AG0N67QL	A109	19.3 (N/A)	9.8 (N/A)	29.1	7.1	NA
Y0GGJ5W5WS	A201	14.0 (N/A)	10.6 (N/A)	24.6	7.6	NA
YTE99IJBOS	A202	14.0 (N/A)	10.8 (N/A)	24.8	7.5	NA
KMQR7X67X7	A203	14.1 (N/A)	5.6 (N/A)	19.7	8.1	NA
AVTEMGXZ8Z	A204	9.0 (N/A)	9.7 (N/A)	18.7	8.2	NA
UBOZ8GAOPJ	A205	10.7 (N/A)	8.3 (N/A)	19.0	8.2	NA
7PNKKLKZJW	A206	6.9 (N/A)	10.0 (N/A)	16.9	8.4	NA
S5Z73QOJPI	A207	19.2 (N/A)	9.6 (N/A)	28.8	7.1	NA
VUDZ8I80S1	A208	30.4 (N/A)	6.4 (N/A)	36.8	6.2	NA
XRRN9VIJ4A	A209	27.6 (N/A)	6.4 (N/A)	34.0	6.5	NA
67QM063YI4	A210	22.9 (N/A)	7.0 (N/A)	29.9	7	NA
GA1WYNLXMB	A211	18.4 (N/A)	9.6 (N/A)	28.0	7.2	NA
NTGS9RH405	A301	14.8 (N/A)	10.3 (N/A)	25.1	7.4	NA
50FW6XE18B	A302	15.0 (N/A)	10.6 (N/A)	25.6	7.4	NA
OKSXUWZ4ZV	A303	14.5 (N/A)	5.4 (N/A)	19.9	8.1	NA
KU62XM18NI	A304	8.7 (N/A)	9.5 (N/A)	18.2	8.3	NA
Y88M9P4F0B	A305	10.7 (N/A)	8.3 (N/A)	19.0	8.2	NA
JUZKXCBS7M	A306	7.3 (N/A)	10.0 (N/A)	17.3	8.4	NA
2MFEVL4N8T	A307	14.2 (N/A)	9.3 (N/A)	23.5	7.7	NA
6FN0NPLGYF	A308	28.4 (N/A)	6.9 (N/A)	35.3	6.4	NA
ELC4GNJ38R	A309	28.9 (N/A)	6.2 (N/A)	35.1	6.4	NA
LIAAQM330X	A310	24.1 (N/A)	6.7 (N/A)	30.8	6.9	NA
ZEOORHQ13U	A311	19.7 (N/A)	9.2 (N/A)	28.9	7.1	NA
J57B5LPU3G	A401	18.6 (N/A)	9.4 (N/A)	28.0	7.2	NA
AT8BKYG2MU	A402	18.1 (N/A)	9.4 (N/A)	27.5	7.3	NA
AUBEM4MTRW	A403	19.0 (N/A)	5.1 (N/A)	24.1	7.6	NA
58IGHC6YBJ	A404	10.8 (N/A)	7.9 (N/A)	18.7	8.2	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
359BKLM6IY	A405	13.8 (N/A)	6.5 (N/A)	20.3	8.1	NA
OZ792Y32YB	A406	10.0 (N/A)	8.5 (N/A)	18.5	8.3	NA
86DHKBL24H	A407	17.5 (N/A)	8.1 (N/A)	25.6	7.4	NA
1S0D1EVA3B	A408	30.7 (N/A)	6.3 (N/A)	37.0	6.1	NA
SQL2IGA.JOS	A409	33.0 (N/A)	4.2 (N/A)	37.2	6.1	NA
JE9AL6211J	A410	28.7 (N/A)	5.6 (N/A)	34.3	6.4	NA
ATCA7584IX	A411	24.8 (N/A)	8.1 (N/A)	32.9	6.6	NA
D38WSSVL9E	A501	19.4 (N/A)	9.4 (N/A)	28.8	7.1	NA
ACOM8XS015	A502	17.9 (N/A)	9.5 (N/A)	27.4	7.3	NA
M3JUB8OK5M	A503	19.7 (N/A)	5.2 (N/A)	24.9	7.5	NA
HFB0PPFNR3	A504	11.3 (N/A)	8.0 (N/A)	19.3	8.2	NA
KQ2WI8F0BJ	A505	14.2 (N/A)	6.5 (N/A)	20.7	8	NA
NIDMKJTOVU	A506	11.0 (N/A)	8.1 (N/A)	19.1	8.2	NA
DKQX64AX6S	A507	18.2 (N/A)	8.0 (N/A)	26.2	7.4	NA
SFI8U6BWLC	A508	31.7 (N/A)	6.0 (N/A)	37.7	6	NA
2YJV98CYPF	A509	33.0 (N/A)	4.4 (N/A)	37.4	6.1	NA
6016ZAAE0O	A510	29.5 (N/A)	5.7 (N/A)	35.2	6.4	NA
7S3S0HAF2O	A511	25.8 (N/A)	8.0 (N/A)	33.8	6.5	NA
I7DS2PB4Y8	A601	27.8 (N/A)	9.5 (N/A)	37.3	6.1	NA
1MH1W1OLIT	A602	19.6 (N/A)	10.1 (N/A)	29.7	7	NA
5666FK5151	A603	20.2 (N/A)	5.3 (N/A)	25.5	7.4	NA
875B69XIEJ	A604	11.5 (N/A)	7.9 (N/A)	19.4	8.2	NA
9FQ1WUKB58	A605	14.5 (N/A)	6.5 (N/A)	21.0	8	NA
3Y6ISMAGNR	A606	11.8 (N/A)	8.7 (N/A)	20.5	8.1	NA
UJ96A4RG5X	A607	27.8 (N/A)	8.3 (N/A)	36.1	6.2	NA
EFG8UZPEKU	A608	31.8 (N/A)	5.6 (N/A)	37.4	6.1	NA
A3568JBWSU	A609	32.8 (N/A)	3.8 (N/A)	36.6	6.2	NA
8R4XZZGU12	A610	30.1 (N/A)	5.7 (N/A)	35.8	6.3	NA
DEFH4XS7X3	A611	29.4 (N/A)	8.0 (N/A)	37.4	6.1	NA
6652R0OC80	A701	29.9 (N/A)	6.5 (N/A)	36.4	6.2	NA
34XKZXKTJ5	A702	30.5 (N/A)	6.8 (N/A)	37.3	6.1	NA
S5MSR5YXCK	A703	23.2 (N/A)	11.3 (N/A)	34.5	6.4	NA
1D8ZXCVC9	A704	28.8 (N/A)	9.1 (N/A)	37.9	6	NA
LEVB8JQ4SH	A705	30.9 (N/A)	6.6 (N/A)	37.5	6.1	NA
M9Y2KBTNLV	A706	30.2 (N/A)	7.8 (N/A)	38.0	6	NA
C09Y9Z58XX	A707	29.0 (N/A)	8.1 (N/A)	37.1	6.1	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
BRMQXMAT9W	B001	25.9 (N/A)	9.3 (N/A)	35.2	6.4	NA
S1IYIUD1Z2	B002	29.4 (N/A)	8.5 (N/A)	37.9	6	NA
BZIPCL5EW3	B003	19.1 (N/A)	15.9 (N/A)	35.0	6.4	NA
LBV7V66NAW	B004	24.6 (N/A)	12.5 (N/A)	37.1	6.1	NA
OME3F2G9MJ	B005	13.3 (N/A)	9.4 (N/A)	22.7	7.8	NA
4ZJTKMJ7NM	B006	12.1 (N/A)	11.8 (N/A)	23.9	7.7	NA
R57FKQFLDL	B007	15.7 (N/A)	11.1 (N/A)	26.8	7.3	NA
Y00DNZUOKK	B008	10.7 (N/A)	8.7 (N/A)	19.4	8.2	NA
E52M9W2CWJ	B009	8.5 (N/A)	6.6 (N/A)	15.1	8.6	NA
X89YFSP9SY	B010	9.7 (N/A)	13.7 (N/A)	23.4	7.7	NA
W56AUD8FFV	B011	14.2 (N/A)	5.5 (N/A)	19.7	8.1	NA
14XCHVDUFY	B101	29.1 (N/A)	8.6 (N/A)	37.7	6.1	NA
YDY3XZ1C85	B102	25.1 (N/A)	9.6 (N/A)	34.7	6.4	NA
JV6VXJ8126	B103	21.2 (N/A)	10.3 (N/A)	31.5	6.8	NA
XW7BR3L6QT	B104	23.2 (N/A)	9.7 (N/A)	32.9	6.6	NA
P433ATHCN5	B105	21.7 (N/A)	14.3 (N/A)	36.0	6.3	NA
M6HJLG8BP8	B106	27.8 (N/A)	10.2 (N/A)	38.0	6	NA
WL2JBBFWM3	B107	23.6 (N/A)	13.4 (N/A)	37.0	6.1	NA
RQF48VD3RR-01	B108	8.9 (N/A)	9.4 (N/A)	18.3	8.3	NA
B6O6U1PXZL	B109	7.1 (N/A)	9.9 (N/A)	17.0	8.4	NA
5KRR7DBU28	B110	12.3 (N/A)	12.0 (N/A)	24.3	7.6	NA
NU0TSRK235	B111	7.8 (N/A)	9.4 (N/A)	17.2	8.4	NA
O5QK6066ZK	B112	5.9 (N/A)	10.0 (N/A)	15.9	8.5	NA
WS6B8DNDRM	B113	8.1 (N/A)	11.0 (N/A)	19.1	8.2	NA
OHKW0RF5OC	B114	12.5 (N/A)	6.8 (N/A)	19.3	8.2	NA
QX346A3GVG	B201	24.8 (N/A)	9.4 (N/A)	34.2	6.4	NA
GE4RM5XYUP	B202	21.9 (N/A)	9.5 (N/A)	31.4	6.8	NA
UBSW38YCE8	B203	25.2 (N/A)	9.0 (N/A)	34.2	6.4	NA
JGSKFJN3J5	B204	22.8 (N/A)	10.6 (N/A)	33.4	6.6	NA
3RK88JMMN0	B205	17.7 (N/A)	14.7 (N/A)	32.4	6.7	NA
P8WFWFWHYN	B206	27.0 (N/A)	9.8 (N/A)	36.8	6.1	NA
GVTWF8Y9LH	B207	24.7 (N/A)	12.6 (N/A)	37.3	6.1	NA
31UZWD0TYU	B208	10.5 (N/A)	8.6 (N/A)	19.1	8.2	NA
VLZOSKTNYA	B209	7.2 (N/A)	10.7 (N/A)	17.9	8.3	NA
XFF5YI7X39	B210	13.3 (N/A)	11.6 (N/A)	24.9	7.5	NA
VNBG6YO7TS	B211	8.6 (N/A)	9.8 (N/A)	18.4	8.3	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
OCSD155EE4	B212	6.4 (N/A)	9.7 (N/A)	16.1	8.4	NA
OKKLTXYWYBN	B213	9.0 (N/A)	11.0 (N/A)	20.0	8.1	NA
FD0Z9IKTS4	B214	14.2 (N/A)	6.6 (N/A)	20.8	8	NA
6W4GVUXCD2	B301	26.9 (N/A)	9.8 (N/A)	36.7	6.2	NA
M2T8UKC0WJ	B302	22.8 (N/A)	9.2 (N/A)	32.0	6.8	NA
CZ6FMLM3ET	B303	26.1 (N/A)	8.6 (N/A)	34.7	6.4	NA
VMWK82QEZ8	B304	24.5 (N/A)	10.0 (N/A)	34.5	6.4	NA
AUUIBNT1EY	B305	21.7 (N/A)	14.1 (N/A)	35.8	6.3	NA
GT6I2GZY3J	B306	27.4 (N/A)	9.9 (N/A)	37.3	6.1	NA
H37UHAFIA1	B307	25.9 (N/A)	11.3 (N/A)	37.2	6.1	NA
37AYJREXE9	B308	10.8 (N/A)	8.5 (N/A)	19.3	8.2	NA
2VYPMBPOS1	B309	8.1 (N/A)	10.0 (N/A)	18.1	8.3	NA
C1LQ0GWAAA	B310	14.0 (N/A)	11.6 (N/A)	25.6	7.4	NA
HK1M5ITI9K	B311	9.2 (N/A)	10.0 (N/A)	19.2	8.2	NA
BCU3RWFSHF	B312	7.3 (N/A)	11.0 (N/A)	18.3	8.3	NA
U10IZBWU7C	B313	9.7 (N/A)	10.7 (N/A)	20.4	8.1	NA
TPYU38R8LM	B314	16.8 (N/A)	6.0 (N/A)	22.8	7.8	NA
T412021P91-03	B401	27.4 (N/A)	6.9 (N/A)	34.3	6.4	NA
77XJLNTFU7	B402	26.4 (N/A)	8.6 (N/A)	35.0	6.4	NA
95R6FFRAZC	B403	30.0 (N/A)	7.1 (N/A)	37.1	6.1	NA
PHMTL9N9N4	B404	29.4 (N/A)	8.1 (N/A)	37.5	6.1	NA
JMBFPCV4UB	B405	22.6 (N/A)	12.0 (N/A)	34.6	6.4	NA
9LTEHZJBL9	B406	28.6 (N/A)	6.8 (N/A)	35.4	6.3	NA
4U0Q4ZVE7M	B407	29.9 (N/A)	5.5 (N/A)	35.4	6.3	NA
9U10XX3LQD	B408	13.7 (N/A)	10.0 (N/A)	23.7	7.7	NA
UXQXCDYILW	B409	9.7 (N/A)	9.3 (N/A)	19.0	8.2	NA
0LYO9ZWUL0	B410	17.4 (N/A)	11.4 (N/A)	28.8	7.1	NA
RQ6HBPU3QT	B411	12.6 (N/A)	8.2 (N/A)	20.8	8	NA
57UIPHDCO1	B412	10.7 (N/A)	8.5 (N/A)	19.2	8.2	NA
AN2LWY6N08	B413	12.8 (N/A)	8.9 (N/A)	21.7	7.9	NA
BIA0VE0JWX	B414	19.8 (N/A)	5.7 (N/A)	25.5	7.4	NA
N4N0AIFPKG	B501	28.1 (N/A)	6.6 (N/A)	34.7	6.4	NA
VUGUZEYVVM	B502	27.1 (N/A)	8.6 (N/A)	35.7	6.3	NA
SGCRRX73WK	B503	30.7 (N/A)	7.2 (N/A)	37.9	6	NA
R4P0HGV4U4	B504	28.3 (N/A)	8.1 (N/A)	36.4	6.2	NA
7QO8NRBQBR	B505	23.1 (N/A)	11.1 (N/A)	34.2	6.4	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
PFXJEM1KKD	B506	29.4 (N/A)	7.7 (N/A)	37.1	6.1	NA
573YK0EPMT	B507	30.6 (N/A)	5.6 (N/A)	36.2	6.2	NA
SYA1PC2EEA	B508	15.9 (N/A)	9.4 (N/A)	25.3	7.4	NA
VQ2E5LGFW5	B509	10.2 (N/A)	9.0 (N/A)	19.2	8.2	NA
OKZR89X0XW	B510	17.9 (N/A)	11.5 (N/A)	29.4	7.1	NA
MVER81F63B	B511	12.9 (N/A)	8.2 (N/A)	21.1	7.9	NA
T93QF18T2P	B512	11.1 (N/A)	8.4 (N/A)	19.5	8.1	NA
GKLV10EQ8U	B513	13.4 (N/A)	8.8 (N/A)	22.2	7.9	NA
3VENWRGYWT	B514	20.9 (N/A)	5.6 (N/A)	26.5	7.4	NA
UP3PSCPI52	B601	28.6 (N/A)	6.5 (N/A)	35.1	6.4	NA
LOJMMM4EPI	B602	27.5 (N/A)	8.4 (N/A)	35.9	6.3	NA
B77WTVHA28	B603	28.3 (N/A)	7.0 (N/A)	35.3	6.3	NA
X6HMDOQX21	B604	28.8 (N/A)	8.0 (N/A)	36.8	6.2	NA
F3MRZ5VQ1X	B605	22.8 (N/A)	12.2 (N/A)	35.0	6.4	NA
K863KWB2ZD	B606	29.0 (N/A)	8.1 (N/A)	37.1	6.1	NA
ZSYLBO9L72	B607	31.2 (N/A)	5.6 (N/A)	36.8	6.2	NA
KGZJQG7TGC	B608	17.2 (N/A)	11.3 (N/A)	28.5	7.2	NA
12MFEPSPL3	B609	11.4 (N/A)	9.0 (N/A)	20.4	8.1	NA
XOHMXCAOIK	B610	18.4 (N/A)	11.0 (N/A)	29.4	7.1	NA
YRHMKSEO4Q	B611	20.9 (N/A)	10.2 (N/A)	31.1	6.9	NA
LZ834YCQ1L	B612	17.8 (N/A)	10.8 (N/A)	28.6	7.1	NA
QZ8BM7HX5J	B613	18.6 (N/A)	19.0 (N/A)	37.6	6.1	NA
QXWS25ZBOM	B614	27.3 (N/A)	7.6 (N/A)	34.9	6.4	NA
Q5J893CQJQ	B701	29.0 (N/A)	8.9 (N/A)	37.9	6	NA
987G6GV91J	B702	28.0 (N/A)	9.8 (N/A)	37.8	6	NA
6JJB93AX37	B703	30.9 (N/A)	6.6 (N/A)	37.5	6.1	NA
MP4HT99474	B704	28.2 (N/A)	9.0 (N/A)	37.2	6.1	NA
G7G4TV35UP	B705	26.1 (N/A)	11.1 (N/A)	37.2	6.1	NA
4F09CYDAHZ	B706	26.0 (N/A)	11.2 (N/A)	37.2	6.1	NA
TN5U3OJAY7	B707	30.0 (N/A)	7.9 (N/A)	37.9	6	NA
MXMHAGH15	B708	16.7 (N/A)	13.2 (N/A)	29.9	7	NA
9IE5OTQEBH	B709	16.4 (N/A)	11.2 (N/A)	27.6	7.2	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 efficiency 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 specifications, 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 home's 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 specified 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.

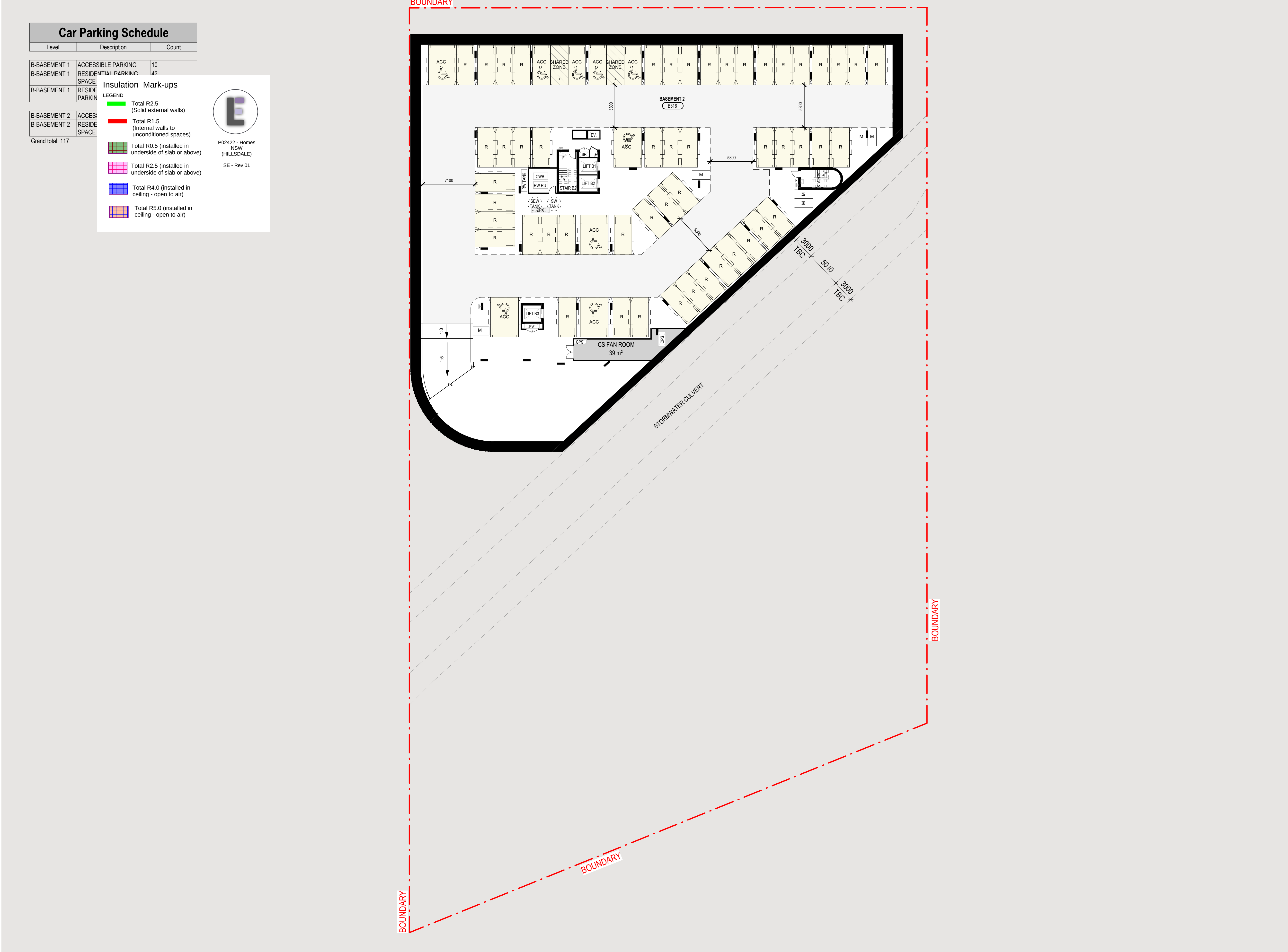
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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



Appendix C Insulation Markup

Refer to next page.



Car Parking Schedule		
Level	Description	Count
B-BASEMENT 1	ACCESSIBLE PARKING	10
B-BASEMENT 1	RESIDENTIAL PARKING SPACE	42
B-BASEMENT 1	RESIDENTIAL VISITOR PARKING	5
B-BASEMENT 2	ACCESSIBLE PARKING	9
B-BASEMENT 2	RESIDENTIAL PARKING SPACE	51
Grand total: 117		117

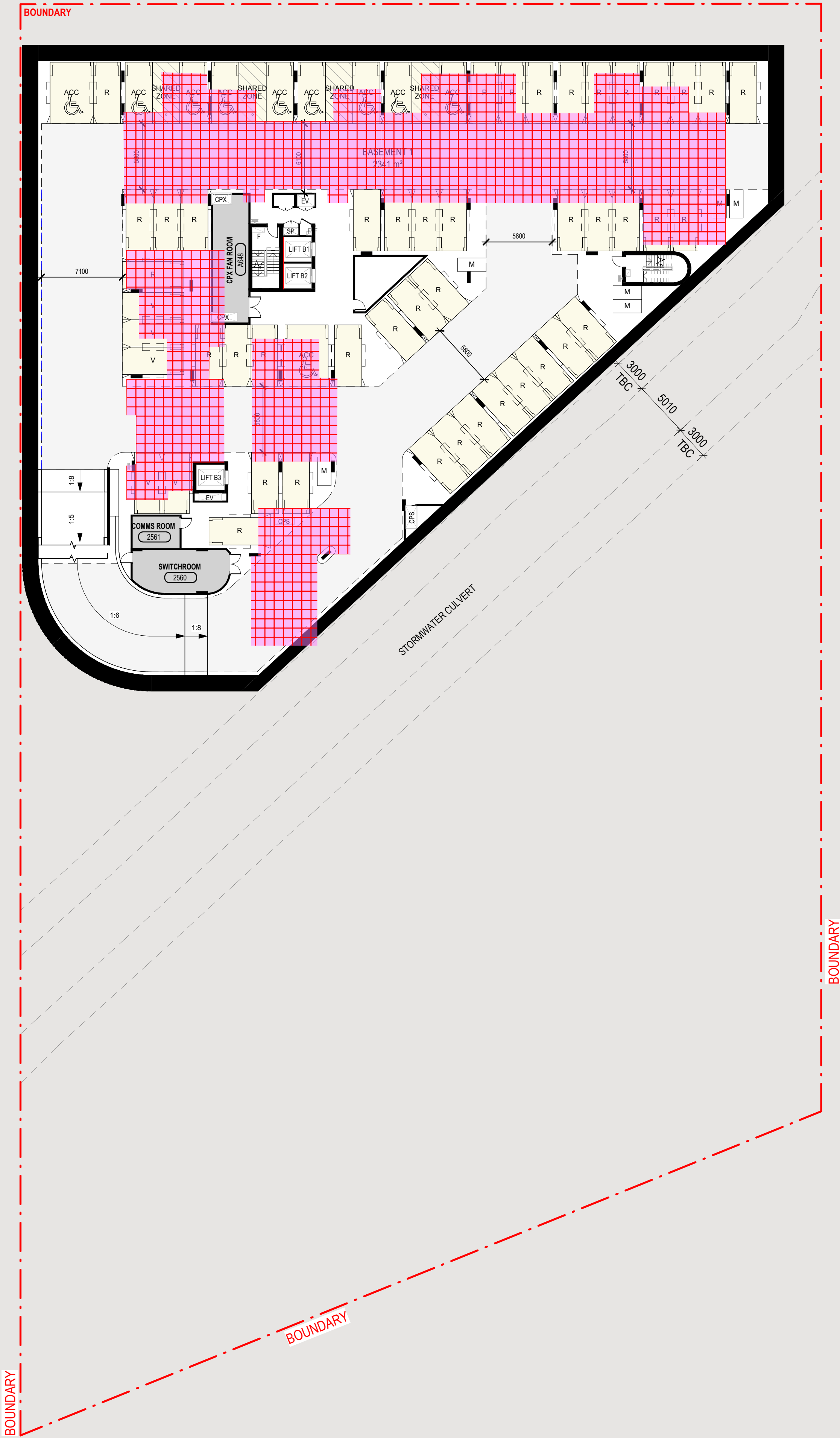
Insulation Mark-ups

LEGEND

- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R0.5 (installed in underside of slab or above)
- 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)



P02422 - Homes NSW (HILLSDALE)
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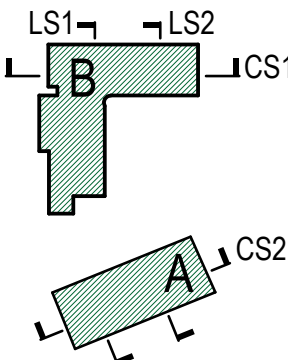
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General Notes

Rev	Date	For
A	21.08.2025	FOR INFORMATION
B	20.10.2025	ISSUED FOR SSDA
C	22.10.2025	ISSUED FOR SSDA

Keyplan

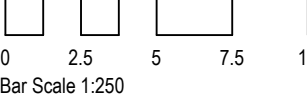


North



Scale

1 : 250 @ A1



Bar Scale 1:250

Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Drawing Title
GA PLAN - BASEMENT 1

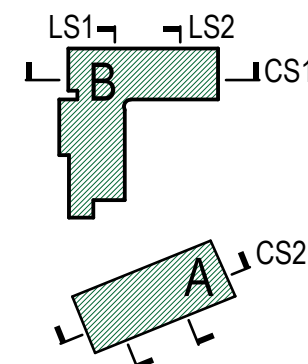
Drawing No.
AD-DA11_099

Drawn By
IP

Checked By
AW

Revision
C

WORK IN PROGRESS (WIP) DRAWING. NOT FOR CONSTRUCTION



FLACK AVENUE

3 STOREY BRICK APARTMENT
14 FLACK AVENUE



P02422 - Homes
NSW
(HILLSDALE)
SE - Rev 01

3 STOREY BRICK APARTMENT
10 FLACK AVENUE

3 STOREY BRICK APARTMENT
8 FLACK AVENUE

3 STOREY BRICK APARTMENT
6 FLACK AVENUE

3 STOREY BRICK APARTMENT
4 FLACK AVENUE

FLACK AVENUE RESERVE
2 FLACK AVENUE

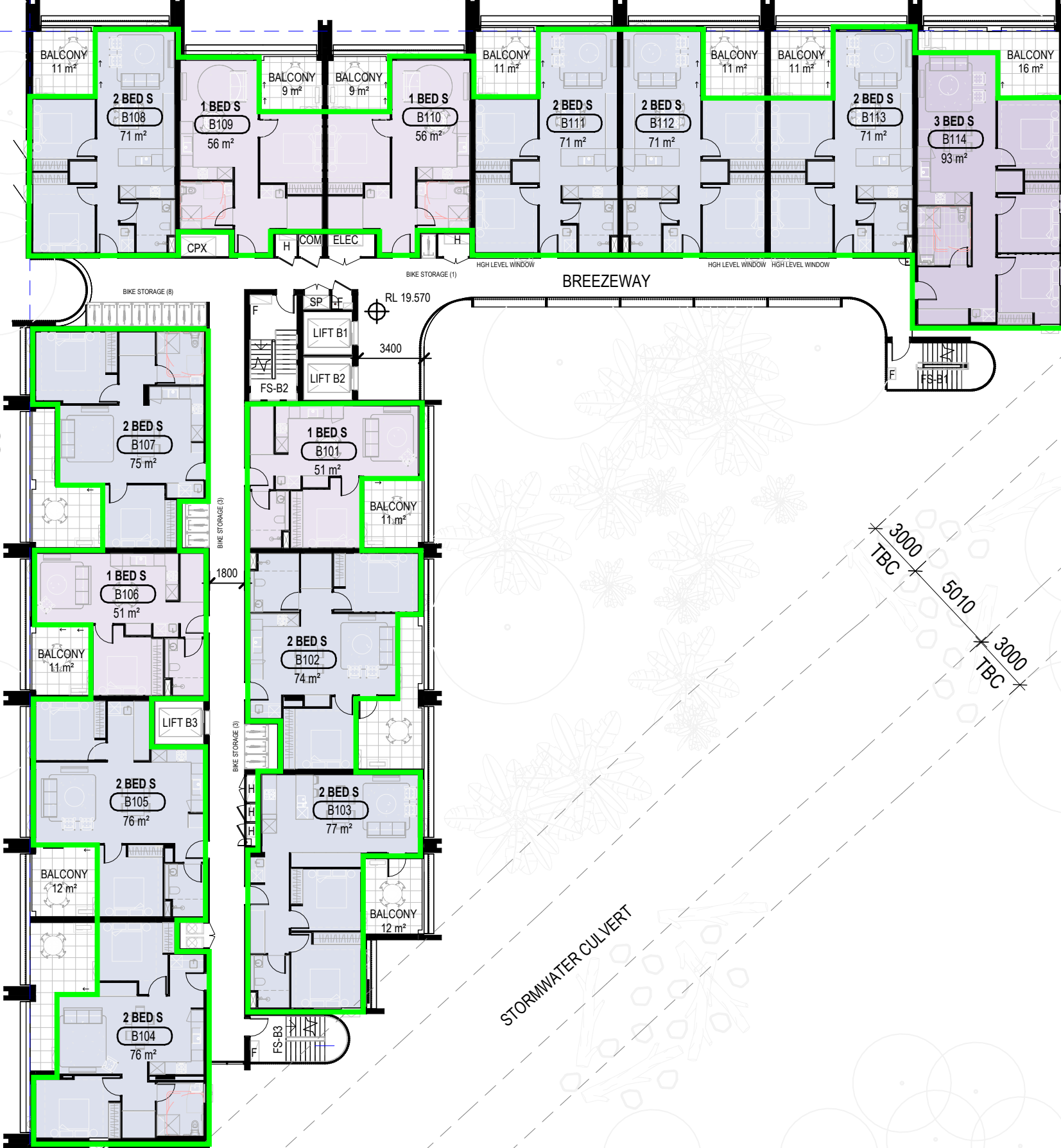
3 STOREY BRICK APARTMENTS
64 BEAUCHAMP ROAD

MATRAVILLE PUBLIC SCHOOL
DOUBLE STOREY BRICK AND
WEATHERBOARD BUILDINGS 310
BUNNERRONG ROAD

BEAUCHAMP ROAD

STORMWATER CULVERT

BREEZEWAY



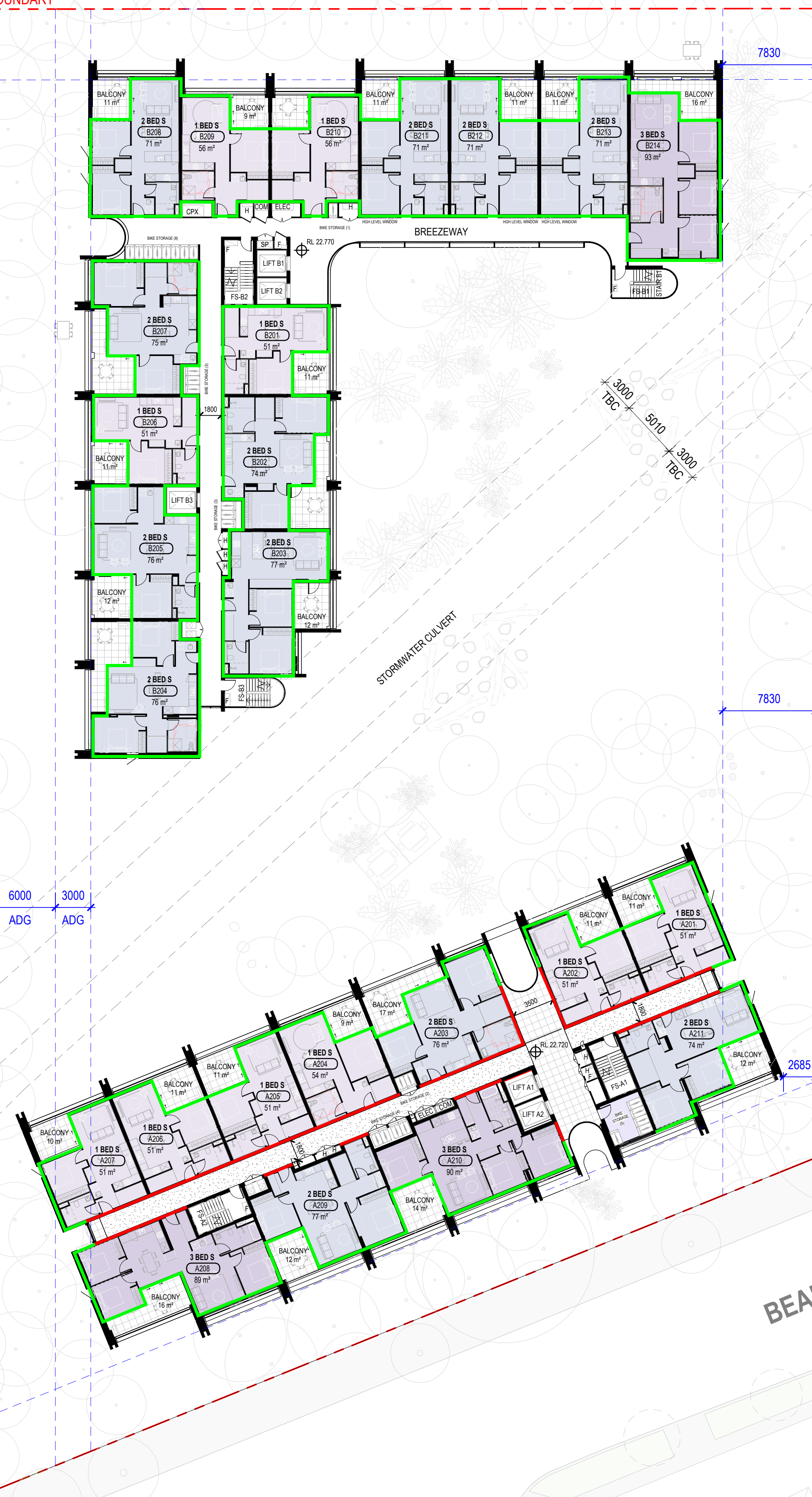
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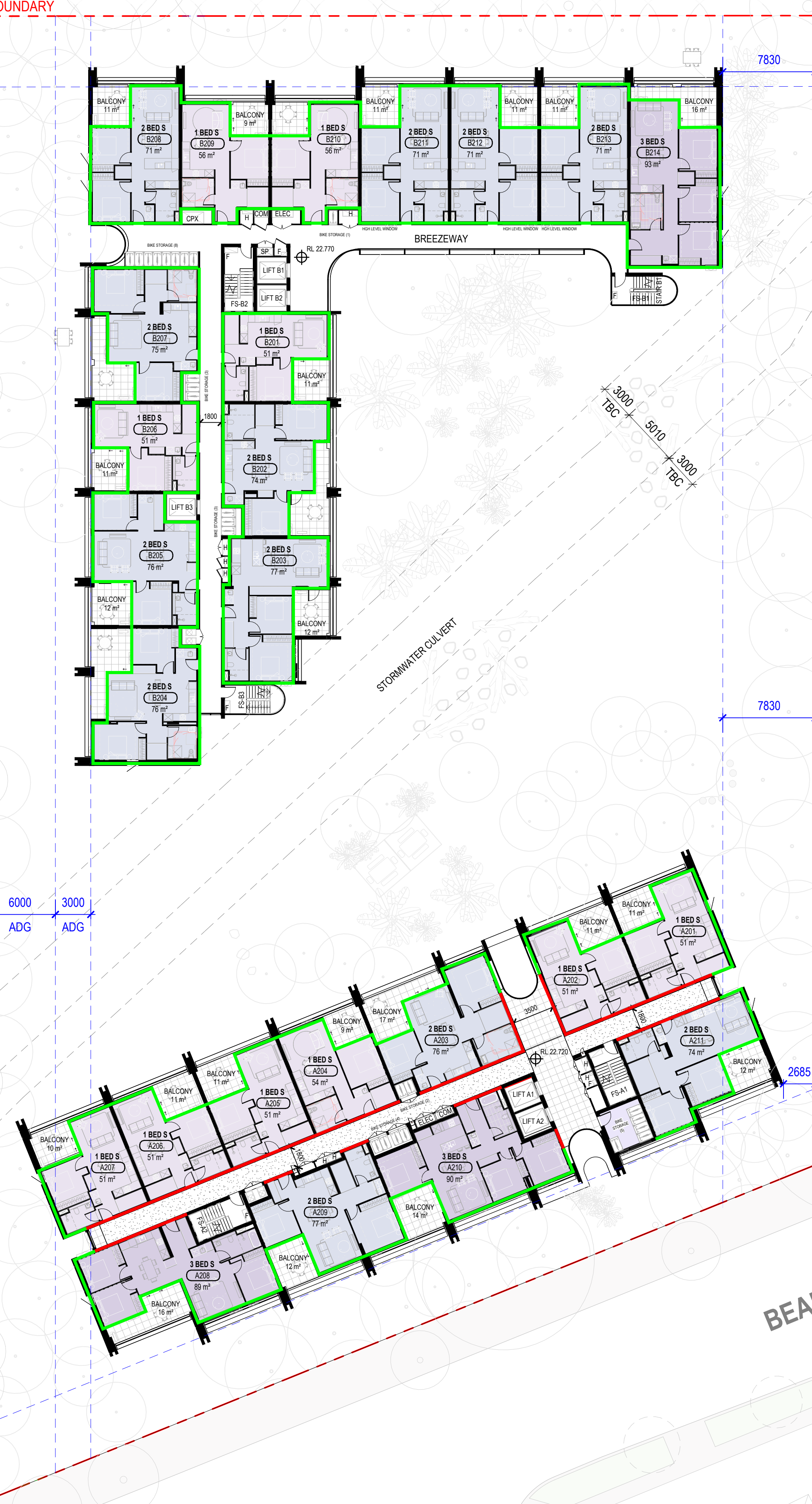
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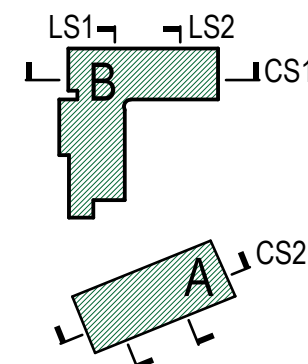
6000

2685

3000
TBC
5010
3000
TBC







FLACK AVENUE

3 STOREY BRICK APARTMENT
14 FLACK AVENUE

Insulation Mark-ups

- LEGEND**
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R0.5 (installed in underside of slab or above)
 - 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)



P02422 - Homes
NSW
(HILLSDALE)
SE - Rev 01

3 STOREY BRICK APARTMENT
10 FLACK AVENUE

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6 FLACK AVENUE

3 STOREY BRICK APARTMENT
4 FLACK AVENUE

FLACK AVENUE RESERVE
2 FLACK AVENUE

3 STOREY BRICK APARTMENTS
64 BEAUCHAMP ROAD

SINGLE STOREY RENDER
RESIDENCE
66-68 BEAUCHAMP ROAD

STORMWATER CULVERT

BEAUCHAMP ROAD

MATRAVILLE PUBLIC SCHOOL
DOUBLE STOREY BRICK AND
WEATHERBOARD BUILDINGS 310
BUNNERRONG ROAD

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