16-20 Old Castle Hill Road, Castle Hill, New South

BASIX Compliance Report

Project No.	P02004
Revision	02
Issued	17th Feb 2026
Client	UPG Castle Corner Pty Ltd

E-LAB Consulting
Where Engineering and Science Inspire Design.

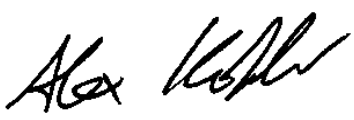
Issue And Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	5.12.2025	ISSUED FOR TOA	SE	NA/AK
02	17.02.2026	ISSUED FOR SSDA	SE	NA/AK
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.

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

This report supports a State Significant Development Application and Concurrent Rezoning (SSDA) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for a residential development including affordable housing at 16-20 Old Castle Hill Road, Castle Hill (the site). The proponent for the SSDA is UPG Castle Corner Pty Ltd (UPG).

State Environmental Planning Policy (Planning Systems) 2022 (Planning Systems SEPP) identifies development which is declared to be State Significant. The site was declared SSD pursuant to State Significant Declaration Order 2025 (No 7) (the Order) issued on 13 May 2025.

A separate 'Early Works' SSDA seeks approval for site establishment, tree removal, bulk excavation, infrastructure services augmentation and ancillary site works. This 'Main Works' SSDA and Concurrent Rezoning seeks approval for the built form aspects of the residential flat building.

The proposal aims to:

- Facilitate transport-oriented development within an area of high amenity, promoting increases to both market and affordable housing supply proximate to public transport, open space, and employment.
- Respond to the housing challenges facing NSW through boosting the delivery of housing in an area of growth.
- Align with the NSW Government's strategic ambitions to deliver 23,300 homes in The Hills by 2029.
- Deliver affordable housing in accordance with the in-fill affordable housing provisions of State Environmental Planning Policy (Housing) 2021.
- Deliver a built form that relates to the surrounding context and respects the character of its environs.

E-LAB Consulting are engaged by UPG Castle Corner Pty Ltd to provide BASIX compliance consultancy for the residential portion of the development at 16-20 Old Castle Hill Road, Castle Hill, New South. 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 16-20 Old Castle Hill Road, Castle Hill, New South 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	63%	67%
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

The purpose of this assessment is to demonstrate that the proposed development satisfies the minimum legislated BASIX benchmarks required for certification.

This report documents the methodology, inputs, assumptions, and development parameters applied in the BASIX assessment and outlines the sustainability measures incorporated into the design. It provides a detailed summary of how the development achieves the required performance across water, thermal comfort, and energy sections, and confirms that the design is positioned to meet all BASIX compliance obligations.

1.2 Site Location

The site is situated at 16-20 Old Castle Hill Road, Castle Hill, within The Hills Local Government Area (LGA). It is well located, being approximately 250m from Castle Hill Metro Station which provides services to Rouse Hill, Macquarie Park, Chatswood and the Sydney CBD. It is equally proximate to Castle Towers shopping centre, a major regional retail hub. The site has ready access to public open space being less than 100m from Arthur Whitling Park and Eric Fenton Reserve.

The site is located at the corner of Old Castle Hill Road and McMullen Avenue comprising an area of 3,180.4m2. It comprises 4 lots in an irregular configuration, legally described as:

- Lot 10 in DP 881332
- Lot 11 in DP 881332
- Lot 20 in DP 222257
- Lot 1 in DP 204335

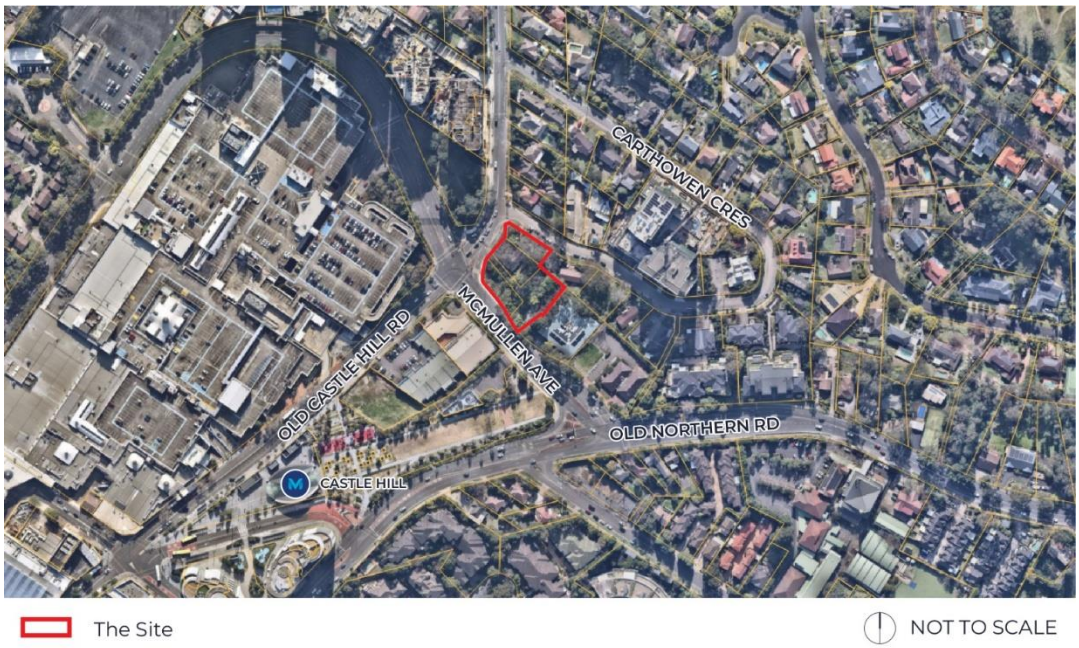

Figure 1: Site Aerial Map (source: Nearmap, edits by Colliers Urban Planning)

The site currently contains development comprising two detached residential dwellings located on 18 and 20 Castle Hill Road. There is currently no development on 16 Castle Hill Road. The site as a whole is covered in dense vegetation and has a steep slope upwards from the north-west to the south-east.

1.3 Design Documentation

This assessed is based on the Architectural Package provided by Studio.SC issued as ISSUED FOR TOA dated 03.12.2025.

1.4 Project Overview

A high-level summary of the proposed development is described below, with further details provided within the Environmental Impact Assessment and Rezoning Report (EIS).

The SSDA seeks approval for:

- The construction and operation of an 40-storey residential flat building, comprising the following:
    - Market and affordable housing units;
    - Basement parking; and
    - Communal open space;
- Associated landscaping and public domain works.

BASIX Summary

1.5 Overview

BASIX compliance represents the minimum sustainability performance requirement in the state of NSW and serves as the primary pathway for demonstrating compliance with Section J of the National Construction Code (NCC) for residential development.

E-LAB Consulting has completed detailed assessment across all BASIX assessment categories—Water, Thermal Comfort, and Energy—for the proposed development at 16-20 Old Castle Hill Road, Castle Hill.

The BASIX outcomes achieved, based on the assumptions outlined within this report and the information provided to date, are summarised as follows:

Table 2: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	63%	67%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

1.6 BASIX Certification Details

Table 3: Project Summary

Category	Entry
Project Name	16-20 Old Castle Hill Road, Castle Hill
Local Government Area	The Hills Shire
Plan Type	Deposited Plan (DP)
Plan No.	Lot 10 in DP 881332 Lot 11 in DP 881332 Lot 20 in DP 222257 Lot 1 in DP 204335
No. of Residential Buildings	1 Buildings
Total Number of Units & Townhouses	371
Project Type	Residential Flat Buildings
BASIX Certificate Number	1833441M

1.7 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.

2 BASIX Energy

2.1 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 <= 3.5 and minimum R 0.6 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 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
Private outdoor clothes drying line	No
Indoor Drying Line	No
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: 4 Star rating (To all apartments) Clothes Dryers: 2 Star rating (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common laundry facilities
Photovoltaic Array	20 kW photovoltaic system
Building Management System (BMS)	Yes
Pool	Heating Source: Electric Heat Pump with timer
Vertical transport	All Lifts: gearless traction with VVVF motor and regenerative drive > 1001kg)

Common area Ventilation & artificial lighting

Common area	Area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
Car Park	13,526.72	ventilation (supply + exhaust)	Carbon Monoxide monitor + VSD fan	light-emitting diode	Zoned switching with motion sensors
Plant	98.43	ventilation (supply + exhaust)	Thermostatically controlled	light-emitting diode	Manual on / manual off
Substation	88.41	ventilation supply only	Thermostatically controlled	light-emitting diode	Manual on / manual off
Bin	279.34	ventilation exhaust only	NA	light-emitting diode	Motion sensors
Chute	71.37	ventilation exhaust only	NA	light-emitting diode	Motion sensors
Waste	112.23	ventilation exhaust only	NA	light-emitting diode	Motion sensors
Communal Room	503.1	air conditioning system	Time clock or BMS Controlled	light-emitting diode	Zoned switching with motion sensors
Cold Water Pump	91.09	ventilation supply only	Thermostatically controlled	light-emitting diode	Manual on / manual off
Hot Water Pump	185.98	ventilation supply only	Thermostatically controlled	light-emitting diode	Manual on / manual off
Main Switch Room	54.49	ventilation (supply + exhaust)	Thermostatically controlled	light-emitting diode	Manual on / manual off
Services Storage	543.8	ventilation supply only	Time clock or BMS Controlled	light-emitting diode	Manual on / manual off
Fire Stair	596.87	no mechanical ventilation	NA	light-emitting diode	Zoned switching with motion sensors
Store	59.34	ventilation supply only	Time clock or BMS Controlled	light-emitting diode	Zoned switching with motion sensors
Corridor	1,016.86	ventilation supply only	Time clock or BMS Controlled	light-emitting diode	Zoned switching with motion sensors
Lobby	172.35	air conditioning system	Time clock or BMS Controlled	emitting diode	Zoned switching with motion sensors
All lifts	N/A	N/A		Light-emitting diode	Connected to lift call button

3 BASIX Thermal Comfort

3.1 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: Fixed and Sliding Windows/Doors Total System U-Value = 4.80 (equal to or less than) Total System SHGC = 0.59 (+/- 5%) Awning and Casement Windows/Doors Total System U-Value = 4.80 (equal to or less than) Total System SHGC = 0.51 (+/- 5%) The following glazing requirements apply only to the high-risk units: *Unit 505* *Unit 2805* *Unit 2904* *Unit 3903* Fixed and Sliding Windows/Doors Total System U-Value = 3.1 (equal to or less than) Total System SHGC = 0.49 (+/- 5%) Awning and Casement Windows/Doors Total System U-Value = 4.80 (equal to or less than) Total System SHGC = 0.51 (+/- 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. No 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. No 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 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

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.

4 BASIX Water

4.1 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 (> 6.0 but <= 7.5 L/min) WELS Rated (To all apartments) Toilets: Minimum 4 Star WELS Rated (To all apartments) Bathroom Taps: Minimum 5 Star WELS Rated (To all apartments) Kitchen Sink Taps: Minimum 5 Star WELS Rated (To all apartments)
Fixtures within common areas	Showers: Minimum 4 Star (> 6.0 but <= 7.5 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 2 Star WELS Rated (To all apartments)
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.
Alternative Water	A rainwater tank with a size of 10 KL is required with a catchment roof area of 500 m2 that connects to a 766 m2 landscape area.
Pool Size	114.00 KL, Not shaded
Landscape	Common Lawn area: 229.87 m2 Common Garden area: 536.37 m2

5 Results

E-LAB Consulting are engaged by UPG Castle Corner Pty Ltd to provide BASIX compliance consultancy for the 16-20 Old Castle Hill Road, Castle Hill, New South. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm the that based on the design of the 16-20 Old Castle Hill Road, Castle Hill, New South 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	63%	67%
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: 1833441M

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: Tuesday, 17 February 2026
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 X1MMQ9CFNU.

Project summary	
Project name	16-20 Old Castle Hill Road, Castle Hill
Street address	16-20 OLD CASTLE HILL ROAD CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan -
Lot no.	-
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	371
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 63
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 Old Castle Hill Road, Castle Hill
Street address	16-20 OLD CASTLE HILL ROAD CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan -
Lot no.	-
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	371
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	1380.4
Roof area (m²)	779.63
Non-residential floor area (m²)	137.2
Residential car spaces	387
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	229.87
Common area garden (m²)	536.37
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	20/1972
Certificate number	X1MMQ9CFNU
Climate zone	28

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	63	Target 63
Materials	✔	-100	Target n/a

Description of project

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

Residential flat buildings - Building1, 371 dwellings, 39 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)
0001	3	129.00	0	0	0
0103	2	107	0.00	0	0
0107	1	68	0	0	0
0202	2	79	0	0	0
0206	2	95	0	0	0
0301	3	110	0	0	0
0305	3	126	0	0	0
0309	1	68	0	0	0
0402	2	79	0	0	0
0406	1	65	0	0	0
0410	3	112	0	0	0
0504	2	86	0	0	0
0508	2	78	0	0	0
0602	2	79	0	0	0
0606	1	53	0	0	0
0610	2	80	0	0	0
0704	2	82	0	0	0
0708	2	78	0	0	0
0802	2	79	0	0	0
0806	1	53	0	0	0
0810	2	80	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)
0002	3	113	0	0	0
0104	2	119	0	0	0
0108	1	68	0	0	0
0203	3	127	0	0	0
0207	1	68	0	0	0
0302	2	79	0	0	0
0306	1	65	0	0	0
0310	1	68	0	0	0
0403	3	127	0	0	0
0407	2	90	0	0	0
0501	3	99	0	0	0
0505	2	79	0	0	0
0509	3	117	0	0	0
0603	3	126	0	0	0
0607	2	75	0	0	0
0701	3	99	0	0	0
0705	2	79	0	0	0
0709	3	117	0	0	0
0803	3	126	0	0	0
0807	2	75	0	0	0
0901	3	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)
0101	3	109.00	0	0	0
0105	2	89	0	0	0
0109	3	112	0	0	0
0204	3	93	0	0	0
0208	1	68	0	0	0
0303	3	127	0	0	0
0307	2	90	0	0	0
0311	3	112	0	0	0
0404	3	93	0	0	0
0408	2	95	0	0	0
0502	2	79	0	0	0
0506	1	57	0	0	0
0510	2	61	0	0	0
0604	2	82	0	0	0
0608	2	78	0	0	0
0702	2	79	0	0	0
0706	1	53	0	0	0
0710	2	80	0	0	0
0804	2	82	0	0	0
0808	2	78	0	0	0
0902	2	79	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)
0102	3	118	0.00	0	0
0106	2	96	0	0	0
0201	3	110	0	0	0
0205	2	91	0	0	0
0209	3	112	0	0	0
0304	3	93	0	0	0
0308	2	95	0	0	0
0401	3	110	0	0	0
0405	3	126	0	0	0
0409	3	129	0	0	0
0503	3	126	0	0	0
0507	2	75	0	0	0
0601	3	99	0	0	0
0605	2	79	0	0	0
0609	3	117	0	0	0
0703	3	126	0	0	0
0707	2	75	0	0	0
0801	3	99	0	0	0
0805	2	79	0	0	0
0809	3	117	0	0	0
0903	3	126	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)
0904	2	82	0	0	0
0908	2	78	0	0	0
1001	3	99	0	0	0
1005	2	79	0	0	0
1009	1	55	0	0	0
1102	2	79	0	0	0
1106	1	53	0	0	0
1110	1	56	0	0	0
1203	3	126	0	0	0
1207	2	75	0	0	0
1211	2	80	0	0	0
1304	2	82	0	0	0
1308	2	78	0	0	0
1401	3	99	0	0	0
1405	2	79	0	0	0
1409	1	55	0	0	0
1502	2	79	0	0	0
1506	1	53	0	0	0
1510	1	56	0	0	0
1603	3	126	0	0	0
1607	2	75	0	0	0
1611	2	80	0	0	0
1704	1	53	0	0	0
1708	1	56	0	0	0
1803	3	126	0	0	0
1807	2	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)
0905	2	79	0	0	0
0909	1	55	0	0	0
1002	2	79	0	0	0
1006	1	53	0	0	0
1010	1	56	0	0	0
1103	3	126	0	0	0
1107	2	75	0	0	0
1111	2	80	0	0	0
1204	2	82	0	0	0
1208	2	78	0	0	0
1301	3	99	0	0	0
1305	2	79	0	0	0
1309	1	55	0	0	0
1402	2	79	0	0	0
1406	1	53	0	0	0
1410	1	56	0	0	0
1503	3	126	0	0	0
1507	2	75	0	0	0
1511	2	80	0	0	0
1604	2	82	0	0	0
1608	2	78	0	0	0
1701	3	99	0	0	0
1705	2	75	0	0	0
1709	2	80	0	0	0
1804	2	82	0	0	0
1808	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)
0906	1	53	0	0	0
0910	1	56	0	0	0
1003	3	126	0	0	0
1007	2	75	0	0	0
1011	2	80	0	0	0
1104	2	82	0	0	0
1108	2	78	0	0	0
1201	3	99	0	0	0
1205	2	79	0	0	0
1209	1	55	0	0	0
1302	2	79	0	0	0
1306	1	53	0	0	0
1310	1	56	0	0	0
1403	3	126	0	0	0
1407	2	75	0	0	0
1411	2	80	0	0	0
1504	2	82	0	0	0
1508	2	78	0	0	0
1601	3	99	0	0	0
1605	2	79	0	0	0
1609	1	55	0	0	0
1702	2	82	0	0	0
1706	2	78	0	0	0
1801	3	99	0	0	0
1805	2	79	0	0	0
1809	1	55	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)
0907	2	75	0	0	0
0911	2	80	0	0	0
1004	2	82	0	0	0
1008	2	78	0	0	0
1101	3	99	0	0	0
1105	2	79	0	0	0
1109	1	55	0	0	0
1202	2	79	0	0	0
1206	1	53	0	0	0
1210	1	56	0	0	0
1303	3	126	0	0	0
1307	2	75	0	0	0
1311	2	80	0	0	0
1404	2	82	0	0	0
1408	2	78	0	0	0
1501	3	99	0	0	0
1505	2	79	0	0	0
1509	1	55	0	0	0
1602	2	79	0	0	0
1606	1	53	0	0	0
1610	1	56	0	0	0
1703	2	79	0	0	0
1707	1	55	0	0	0
1802	2	79	0	0	0
1806	1	53	0	0	0
1810	1	56	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)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1811	2	80	0	0	0	1901	3	99	0	0	0	1902	2	79	0	0	0	1903	3	126	0	0	0
1904	2	82	0	0	0	1905	2	79	0	0	0	1906	1	53	0	0	0	1907	2	75	0	0	0
1908	2	78	0	0	0	1909	1	55	0	0	0	1910	1	56	0	0	0	1911	2	80	0	0	0
2001	3	99	0	0	0	2002	2	79	0	0	0	2003	3	126	0	0	0	2004	2	82	0	0	0
2005	2	79	0	0	0	2006	1	53	0	0	0	2007	2	75	0	0	0	2008	2	78	0	0	0
2009	1	55	0	0	0	2010	1	56	0	0	0	2011	2	80	0	0	0	2101	3	99	0	0	0
2102	2	79	0	0	0	2103	3	126	0	0	0	2104	2	82	0	0	0	2105	2	79	0	0	0
2106	1	53	0	0	0	2107	2	75	0	0	0	2108	2	78	0	0	0	2109	1	55	0	0	0
2110	1	56	0	0	0	2111	2	80	0	0	0	2201	3	99	0	0	0	2202	2	79	0	0	0
2203	3	126	0	0	0	2204	2	82	0	0	0	2205	2	79	0	0	0	2206	1	53	0	0	0
2207	2	75	0	0	0	2208	2	78	0	0	0	2209	1	55	0	0	0	2210	1	56	0	0	0
2211	2	80	0	0	0	2301	3	99	0	0	0	2302	2	79	0	0	0	2303	3	126	0	0	0
2304	2	82	0	0	0	2305	2	79	0	0	0	2306	1	53	0	0	0	2307	2	75	0	0	0
2308	2	78	0	0	0	2309	1	55	0	0	0	2310	1	56	0	0	0	2311	2	80	0	0	0
2401	3	99	0	0	0	2402	2	79	0	0	0	2403	3	126	0	0	0	2404	2	82	0	0	0
2405	2	79	0	0	0	2406	1	53	0	0	0	2407	2	75	0	0	0	2408	2	78	0	0	0
2409	1	55	0	0	0	2410	1	56	0	0	0	2411	2	80	0	0	0	2501	3	99	0	0	0
2502	2	79	0	0	0	2503	3	126	0	0	0	2504	2	82	0	0	0	2505	2	79	0	0	0
2506	1	53	0	0	0	2507	2	75	0	0	0	2508	2	78	0	0	0	2509	1	55	0	0	0
2510	1	56	0	0.00	0.00	2511	2	80	0	0.00	0.00	2601	3	99	0	0.00	0.00	2602	2	79	0	0.00	0.00
2603	3	126	0	0	0	2604	2	82	0	0	0	2605	2	79	0	0	0	2606	1	53	0	0	0
2607	2	75	0	0	0	2608	2	78	0	0	0	2609	1	55	0	0	0	2610	1	56	0	0	0
2611	2	80	0	0	0	2701	3	99	0	0	0	2702	2	79	0	0	0	2703	3	126	0	0	0
2704	2	82	0	0	0	2705	2	79	0	0	0	2706	1	53	0	0	0	2707	2	75	0	0	0
2708	2	78	0	0	0	2709	1	55	0	0	0	2710	1	56	0	0	0	2711	2	80	0	0	0
2801	3	99	0	0	0	2802	2	79	0	0	0	2803	3	126	0	0	0	2804	2	82	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)
2805	2	79	0	0	0
2809	1	55	0	0	0
2902	2	79	0	0	0
2906	1	55	0	0	0
3002	2	78	0	0	0
3101	3	99	0	0	0
3105	1	55	0	0	0
3202	2	79	0	0	0
3206	1	56	0	0	0
3303	2	78	4	0	0
3307	2	79	0	0	0
3404	2	78	0	0	0
3501	3	99	0	0	0
3505	1	55	0	0	0
3602	2	79	0	0	0
3606	1	56	0	0	0
3703	2	78	4	0	0
3707	2	79	0	0	0
3804	4+	135	0	0	0
3903	2	82	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)
2806	1	53	0	0	0
2810	1	56	0	0	0
2903	3	126	0	0	0
2907	1	56	0	0	0
3003	1	55	0	0	0
3102	2	79	0	0	0
3106	1	56	0	0	0
3203	2	78	4	0	0
3207	2	79	0	0	0
3304	2	78	0	0	0
3401	3	99	0	0	0
3405	1	55	0	0	0
3502	2	79	0	0	0
3506	1	56	0	0	0
3603	2	78	4	0	0
3607	2	79	0	0	0
3704	2	78	0	0	0
3801	3	99	0	0	0
3805	4+	128	0	0	0
3904	4+	135	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)
2807	2	75	0	0	0
2811	2	80	0	0	0
2904	2	75	0	0	0
2908	2	80	0	0	0
3004	1	56	0	0	0
3103	2	78	4	0	0
3107	2	79	0	0	0
3204	2	78	0	0	0
3301	3	99	0	0	0
3305	1	55	0	0	0
3402	2	79	0	0	0
3406	1	56	0	0	0
3503	2	78	4	0	0
3507	2	79	0	0	0
3604	2	78	0	0	0
3701	3	99	0	0	0
3705	1	55	0	0	0
3802	2	79	0	0	0
3901	3	99	0	0	0
3905	4+	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)
2808	2	78	0	0	0
2901	3	99	0	0	0
2905	2	78	0	0	0
3001	3	99	0	0	0
3005	2	80	0	0	0
3104	2	78	0	0	0
3201	3	99	0	0	0
3205	1	55	0	0	0
3302	2	79	0	0	0
3306	1	56	0	0	0
3403	2	78	4	0	0
3407	2	79	0	0	0
3504	2	78	0	0	0
3601	3	99	0	0	0
3605	1	55	0	0	0
3702	2	79	0	0	0
3706	1	56	0	0	0
3803	2	82	0	0	0
3902	2	79	0	0	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Chute	71.37
Lobby	172.35

Common area	Floor area (m²)
Communal Room	503.1
Lift bank (No. 1)	-

Common area	Floor area (m²)
Corridor	1016.86

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car Park	13526.72
Bin Room	279.34
Hot Water Pump	185.98
Firestair	596.87

Common area	Floor area (m²)
Plant	98.43
Waste	112.23
Main Switch room	54.49
Store	59.34

Common area	Floor area (m²)
Substation	88.41
Cold Water Pump	91.09
Services Storage	543.8

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1
    - (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 multi-dwelling housing
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Performance and Materials

3. Commitments for single dwelling houses
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Performance and Materials

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 - Building1

(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	68543.68	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	framed (fibre cement sheet or boards),frame:light steel frame	26715.6	-	fibreglass batts or roll

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	30752.19	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	779.63	-	-

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)
-	15771.21	-	15771.21	-	-	-	-

(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	2 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 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	-	-	-	-	-	electric cooktop & electric oven	4 star	2 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)
0001	20.4	8.7	29.100
0002	14.4	19.3	33.700
0101	33.6	9.8	43.400
0102	52	14.5	66.500

	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)
0103	38.6	6.2	44.800
0104	33.9	6.1	40.000
0105	25.7	32.6	58.300
0106	20.2	8.9	29.100
0107	6	7.3	13.300
0108	7.1	7.1	14.200
0109	16.8	17.00	33.800
0201	27.8	10.5	38.300
0202	24.2	35.5	59.700
0203	5.3	6.2	11.500
0204	17.5	29.8	47.300
0205	25.5	31.4	56.900
0206	15.5	9.1	24.600
0207	6.7	7.4	14.100
0208	7.8	6.7	14.500
0209	17.1	16.7	33.800
0301	30.2	8.7	38.900
0302	29.3	7	36.300
0303	6.6	4.9	11.500
0304	20.2	24.2	44.400
0305	33.5	11.9	45.400
0306	28.4	8.5	36.900
0307	28.4	26.3	54.700
0308	17.7	6.5	24.200
0309	10.2	5.7	15.900
0310	9.7	5.60	15.300
0311	20.2	14.8	35.000
0401	31.4	9	40.400
0402	29.7	6.8	36.500
0403	6.8	4.7	11.500
0404	22.8	26.8	49.600

	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)
0405	36.6	14.7	51.300
0406	29.7	8.7	38.400
0407	30.4	28.4	58.800
0408	19.7	7.5	27.200
0409	15.1	3.9	19.000
0410	24.4	16.8	41.200
0501	44.3	15.7	60.000
0502	30.1	6.8	36.900
0503	9.8	4.7	14.500
0504	31.1	33.1	64.200
0505	45.4	19.80	65.200
0506	28.8	9.9	38.700
0507	36.8	22.8	59.600
0508	41.3	10.4	51.700
0509	20.1	20.7	40.800
0510	42.6	22.3	64.900
0601	39	8.8	47.800
0602	30.1	5.4	35.500
0603	12.2	4.1	16.300
0604	30.7	11.6	42.300
0605	42.9	9.4	52.300
0606	30.4	9	39.400
0607	33.4	8.9	42.300
0608	28.8	7	35.800
0609	17.4	9.3	26.700
0610	28.2	8.4	36.600
0701	39.4	8.8	48.200
0702	30.4	5.5	35.900
0703	12.4	4.1	16.500
0704	31.1	11.3	42.400
0705	43.3	9	52.300

	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)
0706	30.8	8.9	39.700
0707	33.7	8.8	42.500
0708	29.1	6.8	35.900
0709	17.7	9.3	27.000
0710	28.6	8.2	36.800
0801	39.5	8.6	48.100
0802	30.6	5.4	36.000
0803	12.6	4.1	16.700
0804	31.3	11.2	42.500
0805	43.5	9	52.500
0806	31.1	8.9	40.000
0807	34	8.8	42.800
0808	29.3	6.8	36.100
0809	18.3	9.20	27.500
0810	28.9	8.2	37.100
0901	38.1	8.5	46.600
0902	32.2	4.8	37.000
0903	13.4	3.5	16.900
0904	33	10.3	43.300
0905	50.3	9.1	59.400
0906	32.8	8.1	40.900
0907	35.6	7.80	43.400
0908	30.8	6.10	36.900
0909	15.4	7.5	22.900
0910	18.7	8.2	26.900
0911	30.6	7.50	38.100
1001	38.2	8.9	47.100
1002	32.3	4.9	37.200
1003	13.5	3.5	17.000
1004	33.8	11.6	45.400
1005	50.1	9.4	59.500

	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)
1006	32.9	8.2	41.100
1007	35.7	7.7	43.400
1008	30.9	6.1	37.000
1009	15.6	7.5	23.100
1010	18.8	8.1	26.900
1011	30.8	7.5	38.300
1101	38.3	8.8	47.100
1102	32.5	4.9	37.400
1103	13.6	3.6	17.200
1104	34.1	11.9	46.000
1105	50.3	9.5	59.800
1106	33.1	8.1	41.200
1107	35.9	7.6	43.500
1108	31	5.9	36.900
1109	15.8	7.4	23.200
1111	27.3	11.1	38.400
1201	41.3	8.2	49.500
1202	33	4.6	37.600
1203	12.3	3.6	15.900
1204	39.3	18.6	57.900
1205	56.7	19.8	76.500
1206	32.2	9.4	41.600
1207	38.4	17.50	55.900
1208	31.3	6	37.300
1209	15.9	7.20	23.100
1211	27.4	11.2	38.600
1301	41.3	8.3	49.600
1302	32.8	4.9	37.700
1303	12.5	3.5	16.000
1304	39.7	18.3	58.000
1305	57.6	19.1	76.700

	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)
1306	32.5	9.2	41.700
1308	31.5	5.9	37.400
1309	16.2	7.3	23.500
1311	27.5	11.5	39.000
1401	41	8.4	49.400
1403	12.6	3.5	16.100
1404	39.9	18.3	58.200
1405	57.7	19	76.700
1406	32.6	9	41.600
1407	38.8	17.3	56.100
1408	31.5	6	37.500
1409	16.3	7.2	23.500
1410	19.3	7.8	27.100
1411	27.4	11.1	38.500
1501	39	10	49.000
1503	12.7	3.6	16.300
1504	40	18.3	58.300
1505	57.9	19	76.900
1506	32.7	9.3	42.000
1508	31.6	5.9	37.500
1509	16.4	6.9	23.300
1511	28.9	11.8	40.700
1601	39.8	20.4	60.200
1602	46.3	10.2	56.500
1603	24.9	6	30.900
1604	38.6	22.9	61.500
1605	58	18.8	76.800
1606	32.8	8.8	41.600
1607	39	17.3	56.300
1608	27.6	17.8	45.400
1609	16.2	12.8	29.000

	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)
1610	17.9	13	30.900
1611	34.6	22.9	57.500
1701	42	23.7	65.700
1702	38.7	22.7	61.400
1703	58.1	18.7	76.800
1704	32.9	8.8	41.700
1705	39.1	17	56.100
1707	16.3	12.5	28.800
1708	18	13.1	31.100
1709	33.4	22.9	56.300
1801	31.2	21	52.200
1802	55.1	6.6	61.700
1803	31.7	3.3	35.000
1804	38.8	23.1	61.900
1805	58.3	18.7	77.000
1806	33.1	8.5	41.600
1807	39.3	17.1	56.400
1809	16.5	12.6	29.100
1810	18.2	13.3	31.500
1811	29.7	22.4	52.100
1901	26	21	47.000
1902	36.3	7	43.300
1904	39.1	22.8	61.900
1905	58.4	18.4	76.800
1906	33.2	8.7	41.900
1907	39.4	17.00	56.400
1908	27.8	17.8	45.600
1909	16.6	13	29.600
1910	18.4	13.3	31.700
1911	24.5	22.1	46.600
2001	21.6	21.2	42.800

	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)
2002	36.5	6.8	43.300
2004	38.9	22.9	61.800
2005	58.5	18.9	77.400
2006	33.3	8.7	42.000
2007	39.5	16.6	56.100
2008	28	17.3	45.300
2009	16.7	11.7	28.400
2010	18.3	13.2	31.500
2011	20.1	22.9	43.000
2101	17.7	24.9	42.600
2102	36.6	6.8	43.400
2103	13.1	3.5	16.600
2104	39.2	22.9	62.100
2105	58.7	18.90	77.600
2106	33.4	8.7	42.100
2107	39.4	18.3	57.700
2108	28.2	17.6	45.800
2109	16.7	11.8	28.500
2110	18.6	13	31.600
2111	14.7	25.6	40.300
2201	15	25.6	40.600
2202	36.6	7	43.600
2203	13.1	3.6	16.700
2204	39.2	22.6	61.800
2205	59.1	18.4	77.500
2206	33.5	8.7	42.200
2207	39.5	18.3	57.800
2208	28.1	17.5	45.600
2209	16.9	11.7	28.600
2210	18.7	12.9	31.600
2211	12.1	25.2	37.300

	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)
2301	14.6	26.3	40.900
2302	36.9	6.7	43.600
2303	13.2	3.5	16.700
2304	39.3	22.7	62.000
2305	59.2	18.1	77.300
2306	33.6	8.7	42.300
2307	39.6	18.2	57.800
2308	28.2	17.1	45.300
2309	16.9	11.8	28.700
2310	18.6	12.7	31.300
2311	11.4	25.4	36.800
2401	15.3	22	37.300
2402	36.9	7	43.900
2403	13.2	3.6	16.800
2404	39.7	22.6	62.300
2406	33.7	8.6	42.300
2407	39.7	18	57.700
2408	28.4	17.3	45.700
2409	17	12.2	29.200
2410	18.7	12.4	31.100
2411	10.9	24.9	35.800
2501	15.4	21.7	37.100
2502	36.8	7.2	44.000
2503	13.3	3.6	16.900
2504	39.8	22.7	62.500
2505	59.5	18.1	77.600
2506	33.9	8.4	42.300
2507	39.9	17.7	57.600
2509	17.1	11.9	29.000
2510	19	12.5	31.500
2511	10.8	20.9	31.700

	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)
2601	15.4	21.6	37.000
2602	36.9	6.8	43.700
2603	13.3	3.4	16.700
2604	39.7	22.3	62.000
2606	33.9	8.3	42.200
2607	40.1	16.3	56.400
2608	28.4	16.9	45.300
2609	17.1	12.3	29.400
2610	18.9	12.6	31.500
2701	14.8	26.3	41.100
2702	37	6.8	43.800
2703	13.4	3.4	16.800
2704	39.9	22.2	62.100
2705	59.4	18.1	77.500
2706	44.7	14.6	59.300
2707	40.2	16.1	56.300
2709	17.1	12.1	29.200
2710	19	12.6	31.600
2802	37.3	6.7	44.000
2803	13.5	3.4	16.900
2804	50	28.1	78.100
2805	52.6	17.3	69.900
2806	34.1	8.5	42.600
2807	50.4	26.6	77.000
2808	28.6	16.7	45.300
2809	17.2	12.4	29.600
2810	19.1	12.6	31.700
2902	37.2	6.7	43.900
2903	20	5.2	25.200
2904	50	28.7	78.700
2905	28.3	16.8	45.100

	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)
2906	17.3	12.4	29.700
2907	19.1	12.7	31.800
3001	14.1	23	37.100
3002	30.6	19.7	50.300
3004	19	14.6	33.600
3005	13.2	22.3	35.500
3101	15.7	24.2	39.900
3103	56.2	8.5	64.700
3104	30.8	19.4	50.200
3106	19.2	14.5	33.700
3107	12.6	26.9	39.500
3201	15.8	23.9	39.700
3202	34	8.5	42.500
3203	63.2	13.8	77.000
3204	30.8	19.3	50.100
3205	18.8	14.8	33.600
3206	19.2	14.4	33.600
3207	12.6	26.8	39.400
3301	14.7	28.4	43.100
3302	34.2	8.5	42.700
3303	63.3	13.7	77.000
3306	19.1	14.6	33.700
3401	14.8	28	42.800
3402	34.3	8.4	42.700
3403	63.6	13.7	77.300
3405	19.1	14.7	33.800
3406	19.2	14.1	33.300
3501	14.8	28.2	43.000
3502	34.2	8.4	42.600
3503	63.7	13.8	77.500
3504	30.9	19.2	50.100

	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)
3506	19.2	14	33.200
3507	12.8	26.7	39.500
3601	16.1	24	40.100
3603	63.8	13.7	77.500
3604	31	19.1	50.100
3605	19.2	14.7	33.900
3606	19.3	14.1	33.400
3607	14.6	23.9	38.500
3701	16.1	23.8	39.900
3702	34.5	8.3	42.800
3703	63.8	13.8	77.600
3704	31	19	50.000
3705	19.2	14.9	34.100
3706	19.3	14	33.300
3707	15.6	24.8	40.400
3801	16.3	23.8	40.100
3802	34.7	8.3	43.000
3803	64	13.8	77.800
3804	22.4	21.8	44.200
3805	21.6	26.3	47.900
3901	29.9	33.9	63.800
3902	44.9	12.3	57.200
3903	57.4	16.3	73.700
3904	37.7	32.4	70.100
3905	41.2	36.7	77.900
1110, 1510	19	7.7	26.700
1210, 1310	19.2	7.7	26.900
1307, 1507	38.7	17.50	56.200
1402, 1502	32.9	4.7	37.600
1706, 1808	27.7	17.6	45.300
1903, 2003	13	3.6	16.600

	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)
2405, 2605	59.3	18.3	77.600
2508, 2708	28.5	16.8	45.300
2611, 2711	13	22.7	35.700
2801, 2901	14.9	26	40.900
2811, 2908	13.1	22.4	35.500
3003, 3105	18.8	14.7	33.500
3102, 3602	34.4	8.5	42.900
3304, 3404	30.9	19.3	50.200
3305, 3505	19	14.8	33.800
All other dwellings	12.7	26.8	39.500

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 114 kLs	Location: Building1 Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 500 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 766 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
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
Chute	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Communal Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 39 number of levels from the bottom of the lift shaft to the top of the lift shaft: 46 number of lifts: 4 lift load capacity: <1001 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 < COP <= 3.5

2. Commitments for multi-dwelling housing

(a) Dwellings

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

(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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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;		✔	
(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".		✔	
(iii) Thermal Performance and Materials	**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.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✔	

3. Commitments for single dwelling houses

(a) Dwellings

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

(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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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;		✔	
(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".		✔	
(iii) Thermal Performance and Materials	**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.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✔	

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
concrete slab on ground, frame:	2268	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	13411.54	-	-

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	3740.76	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:light steel frame	1566	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - bare internal, frame: light steel frame	15679.54	-	-

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
0	0	0	0	0	0	-	0

(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 (> 6 but <= 7.5 L/min)	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
Plant	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Substation	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Bin Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Cold Water Pump	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Hot Water Pump	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Main Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Services Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	yes
Firestair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Store	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 20 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. X1MMQ9CFNU

Generated on 16 Feb 2026 using FirstRate5 v5.5.5a

Property

Address	16-20 Old Castle Hill Road, Castle Hill, NSW, 2154
Lot/DP	
NatHERS Climate Zone	Richmond

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=X1MMQ9CFNU&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

7.9
Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	29.1	13.8
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
XEC5NKKUY6	0001	20.4 (N/A)	8.7 (N/A)	29.1	8.7	NA
EJRJ2BQ90V	0002	14.4 (N/A)	19.3 (N/A)	33.7	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
05RTK3ONL8	0101	33.6 (N/A)	9.8 (N/A)	43.4	7.9	NA
9ZVFXFRIQL	0102	52.0 (N/A)	14.5 (N/A)	66.5	6.7	NA
GNXYO8CKFH	0103	38.6 (N/A)	6.2 (N/A)	44.8	7.8	NA
19F412XTVU	0104	33.9 (N/A)	6.1 (N/A)	40.0	8.1	NA
56IZ6OXMVX	0105	25.7 (N/A)	32.6 (N/A)	58.3	7.1	NA
UISPOMI2EL	0106	20.2 (N/A)	8.9 (N/A)	29.1	8.7	NA
0EIEH9U0O5	0107	6.0 (N/A)	7.3 (N/A)	13.3	9.6	NA
S8X5QKF719	0108	7.1 (N/A)	7.1 (N/A)	14.2	9.6	NA
L0YRWTQZQO	0109	16.8 (N/A)	17.0 (N/A)	33.8	8.4	NA
U4OJ30XER7	0201	27.8 (N/A)	10.5 (N/A)	38.3	8.2	NA
4670FVUX9E	0202	24.2 (N/A)	35.5 (N/A)	59.7	7	NA
GKBEA9P0RY	0203	5.3 (N/A)	6.2 (N/A)	11.5	9.8	NA
S4K9LXTNBZ	0204	17.5 (N/A)	29.8 (N/A)	47.3	7.7	NA
WBP4FO38MA	0205	25.5 (N/A)	31.4 (N/A)	56.9	7.2	NA
830MHJ3JJ4	0206	15.5 (N/A)	9.1 (N/A)	24.6	8.9	NA
L6W3OAW7PR	0207	6.7 (N/A)	7.4 (N/A)	14.1	9.6	NA
CHVJRF5G9V	0208	7.8 (N/A)	6.7 (N/A)	14.5	9.5	NA
GROQ0ZD71B	0209	17.1 (N/A)	16.7 (N/A)	33.8	8.4	NA
4JDHOZOWQF	0301	30.2 (N/A)	8.7 (N/A)	38.9	8.1	NA
15S581IQ4C	0302	29.3 (N/A)	7.0 (N/A)	36.3	8.3	NA
OWKXX3SFDZ	0303	6.6 (N/A)	4.9 (N/A)	11.5	9.8	NA
6YGNX2DN51	0304	20.2 (N/A)	24.2 (N/A)	44.4	7.8	NA
1JZ34K8TR8	0305	33.5 ( )	11.9 ( )	45.4	7.8	NA
QXCZXH9QUU	0306	28.4 ( )	8.5 ( )	36.9	8.3	NA
HIS1JCZEIG	0307	28.4 (N/A)	26.3 (N/A)	54.7	7.3	NA
X5UCKF6R3M	0308	17.7 (N/A)	6.5 (N/A)	24.2	8.9	NA
49YEIJVQ0P	0309	10.2 (N/A)	5.7 (N/A)	15.9	9.4	NA
2X3LUS08U1	0310	9.7 (N/A)	5.6 (N/A)	15.3	9.4	NA
V4KKLVCAOR	0311	20.2 (N/A)	14.8 (N/A)	35.0	8.4	NA
KSXHZHUOSA	0401	31.4 (N/A)	9.0 (N/A)	40.4	8	NA
RJN2OACJS2	0402	29.7 (N/A)	6.8 (N/A)	36.5	8.3	NA
P86C1AYN3X	0403	6.8 (N/A)	4.7 (N/A)	11.5	9.8	NA
GVBJEKAVVN	0404	22.8 (N/A)	26.8 (N/A)	49.6	7.6	NA
8MPUKMQS6K	0405	36.6 ( )	14.7 ( )	51.3	7.4	NA
T2RWCMVUQZ	0406	29.7 ( )	8.7 ( )	38.4	8.2	NA
SGU535HEXD	0407	30.4 (N/A)	28.4 (N/A)	58.8	7.1	NA
AQYE3CSM2O	0408	19.7 (N/A)	7.5 (N/A)	27.2	8.8	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
UGQTENEOG2	0409	15.1 (N/A)	3.9 (N/A)	19.0	9.3	NA
YPF6411U1O	0410	24.4 (N/A)	16.8 (N/A)	41.2	7.9	NA
EL43JCEN39	0501	44.3 (N/A)	15.7 (N/A)	60.0	7	NA
3J2BFM0B0P	0502	30.1 (N/A)	6.8 (N/A)	36.9	8.3	NA
1285OVL2KB	0503	9.8 (N/A)	4.7 (N/A)	14.5	9.5	NA
L7UNKILXJB	0504	31.1 (N/A)	33.1 (N/A)	64.2	6.8	NA
J0VG8OWD0S-01	0505	45.4 (N/A)	19.8 (N/A)	65.2	6.7	NA
BZ3LXLN9OX	0506	28.8 (N/A)	9.9 (N/A)	38.7	8.1	NA
1MC1X5YP16	0507	36.8 (N/A)	22.8 (N/A)	59.6	7	NA
AD1YFAH16A	0508	41.3 (N/A)	10.4 (N/A)	51.7	7.4	NA
9IB2AWEJZ8	0509	20.1 (N/A)	20.7 (N/A)	40.8	8	NA
4MIVK7Y4SD	0510	42.6 (N/A)	22.3 (N/A)	64.9	6.8	NA
ZGL4R77EFX	0601	39.0 (N/A)	8.8 (N/A)	47.8	7.7	NA
EWDOYSLK0B	0602	30.1 (N/A)	5.4 (N/A)	35.5	8.3	NA
MNI3K26GKC	0603	12.2 (N/A)	4.1 (N/A)	16.3	9.4	NA
Y9DC3IJ472	0604	30.7 (N/A)	11.6 (N/A)	42.3	7.9	NA
WNDQLKQS23	0605	42.9 (N/A)	9.4 (N/A)	52.3	7.4	NA
D107L1NJE5	0606	30.4 (N/A)	9.0 (N/A)	39.4	8.1	NA
WEAXN2MYA3	0607	33.4 (N/A)	8.9 (N/A)	42.3	7.9	NA
OAJVW8J1S9	0608	28.8 (N/A)	7.0 (N/A)	35.8	8.3	NA
MOOQ97IG0B	0609	17.4 (N/A)	9.3 (N/A)	26.7	8.8	NA
HUT7JH86QR	0610	28.2 (N/A)	8.4 (N/A)	36.6	8.3	NA
M4XYI02N4A	0701	39.4 (N/A)	8.8 (N/A)	48.2	7.6	NA
5SB2772EAH	0702	30.4 (N/A)	5.5 (N/A)	35.9	8.3	NA
CQECQ7LSMT	0703	12.4 (N/A)	4.1 (N/A)	16.5	9.4	NA
CQFBSUJE6N	0704	31.1 (N/A)	11.3 (N/A)	42.4	7.9	NA
3M3B0NOC74	0705	43.3 (N/A)	9.0 (N/A)	52.3	7.4	NA
QHTEA5ZVIL	0706	30.8 (N/A)	8.9 (N/A)	39.7	8.1	NA
OJAL7ONAKM	0707	33.7 (N/A)	8.8 (N/A)	42.5	7.9	NA
XXHXOZXDLC	0708	29.1 (N/A)	6.8 (N/A)	35.9	8.3	NA
TJUSC56BAX	0709	17.7 (N/A)	9.3 (N/A)	27.0	8.8	NA
AO1VH396ZK	0710	28.6 (N/A)	8.2 (N/A)	36.8	8.3	NA
HWJF2FYSIB	0801	39.5 (N/A)	8.6 (N/A)	48.1	7.6	NA
RM9XR91XY4	0802	30.6 (N/A)	5.4 (N/A)	36.0	8.3	NA
NG99CER9KJ	0803	12.6 (N/A)	4.1 (N/A)	16.7	9.4	NA
6ALZPIO023	0804	31.3 (N/A)	11.2 (N/A)	42.5	7.9	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
53JC4YODDH	0805	43.5 (N/A)	9.0 (N/A)	52.5	7.4	NA
CLH57BXKCX	0806	31.1 (N/A)	8.9 (N/A)	40.0	8.1	NA
XYH9ERAJIJ	0807	34.0 (N/A)	8.8 (N/A)	42.8	7.9	NA
UA448T76FO	0808	29.3 (N/A)	6.8 (N/A)	36.1	8.3	NA
0N5DHU2Q2O	0809	18.3 (N/A)	9.2 (N/A)	27.5	8.8	NA
VEYFGHWJ7M	0810	28.9 (N/A)	8.2 (N/A)	37.1	8.3	NA
XE54WCRN6N	0901	38.1 (N/A)	8.5 (N/A)	46.6	7.7	NA
E0EY6K2E2T	0902	32.2 (N/A)	4.8 (N/A)	37.0	8.2	NA
YUR3XQLYY1	0903	13.4 (N/A)	3.5 (N/A)	16.9	9.4	NA
7X920WRBQF	0904	33.0 (N/A)	10.3 (N/A)	43.3	7.9	NA
DPTPK599J6	0905	50.3 (N/A)	9.1 (N/A)	59.4	7	NA
OSROYDXCGG	0906	32.8 (N/A)	8.1 (N/A)	40.9	8	NA
02YFQQ1M7K	0907	35.6 (N/A)	7.8 (N/A)	43.4	7.9	NA
21XWQIACT2	0908	30.8 (N/A)	6.1 (N/A)	36.9	8.3	NA
RLP2NPFVEX	0909	15.4 ( )	7.5 ( )	22.9	9	NA
9P4KOK0O83	0910	18.7 ( )	8.2 ( )	26.9	8.8	NA
DXC8DW547P	0911	30.6 (N/A)	7.5 (N/A)	38.1	8.2	NA
DUTOYON61A	1001	38.2 (N/A)	8.9 (N/A)	47.1	7.7	NA
KFIKKN7MHF	1002	32.3 (N/A)	4.9 (N/A)	37.2	8.2	NA
RVDZY3JQY1	1003	13.5 (N/A)	3.5 (N/A)	17.0	9.4	NA
ULXYUO6QVA	1004	33.8 (N/A)	11.6 (N/A)	45.4	7.8	NA
74W7S8O2Y0	1005	50.1 (N/A)	9.4 (N/A)	59.5	7	NA
YSW17RR3Z5	1006	32.9 (N/A)	8.2 (N/A)	41.1	7.9	NA
F6IAQ9STZ6	1007	35.7 (N/A)	7.7 (N/A)	43.4	7.9	NA
RR0HIX8FH0	1008	30.9 (N/A)	6.1 (N/A)	37.0	8.3	NA
PQ28CBY50C	1009	15.6 ( )	7.5 ( )	23.1	8.9	NA
7C105AWWRS	1010	18.8 ( )	8.1 ( )	26.9	8.8	NA
P4C1JH2PTK	1011	30.8 (N/A)	7.5 (N/A)	38.3	8.2	NA
SLW8PYDJ7P	1101	38.3 (N/A)	8.8 (N/A)	47.1	7.7	NA
LW3X9O09LH	1102	32.5 (N/A)	4.9 (N/A)	37.4	8.2	NA
BMYYLUNAZ5	1103	13.6 (N/A)	3.6 (N/A)	17.2	9.4	NA
IIMQUVQ2KH	1104	34.1 (N/A)	11.9 (N/A)	46.0	7.8	NA
6MYBG3BP25	1105	50.3 (N/A)	9.5 (N/A)	59.8	7	NA
Q2DLIGX7X5	1106	33.1 (N/A)	8.1 (N/A)	41.2	7.9	NA
KDUCGCJNCN	1107	35.9 (N/A)	7.6 (N/A)	43.5	7.9	NA
77YEKZXWRS	1108	31.0 (N/A)	5.9 (N/A)	36.9	8.3	NA

Summary of all dwellings

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S8I4OQFBHO	1109	15.8 ( )	7.4 ( )	23.2	8.9	NA
7SFP632W5D	1110	19.0 ( )	7.7 ( )	26.7	8.8	NA
TXMO7TE8AT	1111	27.3 (N/A)	11.1 (N/A)	38.4	8.2	NA
SAQFMM4ZX0	1201	41.3 (N/A)	8.2 (N/A)	49.5	7.6	NA
7IFYQO1JIR	1202	33.0 (N/A)	4.6 (N/A)	37.6	8.2	NA
6B1N85V365	1203	12.3 (N/A)	3.6 (N/A)	15.9	9.4	NA
LGBY57CACU	1204	39.3 (N/A)	18.6 (N/A)	57.9	7.1	NA
8C8EGLSY8T	1205	56.7 (N/A)	19.8 (N/A)	76.5	6.1	NA
150TWQICGR	1206	32.2 (N/A)	9.4 (N/A)	41.6	7.9	NA
1B31O0GQ3S	1207	38.4 (N/A)	17.5 (N/A)	55.9	7.2	NA
M1GXS3CXHX	1208	31.3 (N/A)	6.0 (N/A)	37.3	8.2	NA
M64NEQQSCO	1209	15.9 ( )	7.2 ( )	23.1	8.9	NA
Y94V37JH0P	1210	19.2 ( )	7.7 ( )	26.9	8.8	NA
EC5PG9YCA2	1211	27.4 (N/A)	11.2 (N/A)	38.6	8.2	NA
OV5SF4GPX7	1301	41.3 (N/A)	8.3 (N/A)	49.6	7.6	NA
JYOO4M7V4V	1302	32.8 (N/A)	4.9 (N/A)	37.7	8.2	NA
U561SKBOGE	1303	12.5 (N/A)	3.5 (N/A)	16.0	9.4	NA
2ORJACDLP9	1304	39.7 (N/A)	18.3 (N/A)	58.0	7.1	NA
04U2GQYRV4	1305	57.6 (N/A)	19.1 (N/A)	76.7	6.1	NA
CDHPISYEA5	1306	32.5 (N/A)	9.2 (N/A)	41.7	7.9	NA
22ISF4GEN1	1307	38.7 (N/A)	17.5 (N/A)	56.2	7.2	NA
IVF54ZLEUC	1308	31.5 (N/A)	5.9 (N/A)	37.4	8.2	NA
VU3MCYHCBR	1309	16.2 ( )	7.3 ( )	23.5	8.9	NA
N8LUG8VBWL	1310	19.2 ( )	7.7 ( )	26.9	8.8	NA
5Q552ILULC	1311	27.5 (N/A)	11.5 (N/A)	39.0	8.1	NA
UG788PKIQE	1401	41.0 (N/A)	8.4 (N/A)	49.4	7.6	NA
V3X9BU6PC6	1402	32.9 (N/A)	4.7 (N/A)	37.6	8.2	NA
PD5NTIIVR8	1403	12.6 (N/A)	3.5 (N/A)	16.1	9.4	NA
231W814T99	1404	39.9 (N/A)	18.3 (N/A)	58.2	7.1	NA
2JYG1Y82C9	1405	57.7 (N/A)	19.0 (N/A)	76.7	6.1	NA
LJR2BQKTO0	1406	32.6 (N/A)	9.0 (N/A)	41.6	7.9	NA
GY0SL1CAAK	1407	38.8 (N/A)	17.3 (N/A)	56.1	7.2	NA
0MPCDFOZW5	1408	31.5 (N/A)	6.0 (N/A)	37.5	8.2	NA
JPSSXTM8VR	1409	16.3 ( )	7.2 ( )	23.5	8.9	NA
RKFJ2DSG49	1410	19.3 ( )	7.8 ( )	27.1	8.8	NA
V712J83PY6	1411	27.4 (N/A)	11.1 (N/A)	38.5	8.2	NA

Summary of all dwellings

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CV7SR1GI52	1501	39.0 (N/A)	10.0 (N/A)	49.0	7.6	NA
PEPS2PHGJ9	1502	32.9 (N/A)	4.7 (N/A)	37.6	8.2	NA
WH4XKMX0JY	1503	12.7 (N/A)	3.6 (N/A)	16.3	9.4	NA
Z6JZP6NX1B	1504	40.0 (N/A)	18.3 (N/A)	58.3	7.1	NA
7KLCTQSI93	1505	57.9 (N/A)	19.0 (N/A)	76.9	6.1	NA
1XFZJ40KHF	1506	32.7 (N/A)	9.3 (N/A)	42.0	7.9	NA
DQ9GCS40D6	1507	38.9 (N/A)	17.3 (N/A)	56.2	7.2	NA
CTOIBL62D3	1508	31.6 (N/A)	5.9 (N/A)	37.5	8.2	NA
3O0P7C1UPU	1509	16.4 ( )	6.9 ( )	23.3	8.9	NA
FDPW7RLF9A	1510	19.0 ( )	7.7 ( )	26.7	8.8	NA
W2FD1HI7X8	1511	28.9 (N/A)	11.8 (N/A)	40.7	8	NA
87GNLYZTIA	1601	39.8 (N/A)	20.4 (N/A)	60.2	6.9	NA
1JKS09D1KU	1602	46.3 (N/A)	10.2 (N/A)	56.5	7.2	NA
A13DHBJWYZ	1603	24.9 (N/A)	6.0 (N/A)	30.9	8.6	NA
437RWI6CLJ	1604	38.6 (N/A)	22.9 (N/A)	61.5	6.9	NA
1169IMRWN1	1605	58.0 (N/A)	18.8 (N/A)	76.8	6.1	NA
DQXC7HEDGJ	1606	32.8 (N/A)	8.8 (N/A)	41.6	7.9	NA
PD5SG7M36S	1607	39.0 (N/A)	17.3 (N/A)	56.3	7.2	NA
CBQA2I4444	1608	27.6 (N/A)	17.8 (N/A)	45.4	7.8	NA
UXJ6WNG4TP	1609	16.2 ( )	12.8 ( )	29.0	8.7	NA
D35C4Y6N2K	1610	17.9 ( )	13.0 ( )	30.9	8.6	NA
9YZ4ZBAWKZ	1611	34.6 (N/A)	22.9 (N/A)	57.5	7.1	NA
MKILZ14862	1701	42.0 (N/A)	23.7 (N/A)	65.7	6.7	NA
1SJRPJGNGE	1702	38.7 (N/A)	22.7 (N/A)	61.4	6.9	NA
LRBT457OHU	1703	58.1 (N/A)	18.7 (N/A)	76.8	6.1	NA
NTT4D2VTNC	1704	32.9 (N/A)	8.8 (N/A)	41.7	7.9	NA
38QATRPIPQ	1705	39.1 (N/A)	17.0 (N/A)	56.1	7.2	NA
4WQFN4JYR3	1706	27.7 (N/A)	17.6 (N/A)	45.3	7.8	NA
4Q1LOI8OOW	1707	16.3 ( )	12.5 ( )	28.8	8.7	NA
YXAEKNAAAN	1708	18.0 ( )	13.1 ( )	31.1	8.6	NA
QY8101DORI	1709	33.4 (N/A)	22.9 (N/A)	56.3	7.2	NA
S6CTINHFVK	1801	31.2 (N/A)	21.0 (N/A)	52.2	7.4	NA
SA431HWL59	1802	55.1 (N/A)	6.6 (N/A)	61.7	6.9	NA
3JYDNFR9VX	1803	31.7 (N/A)	3.3 (N/A)	35.0	8.4	NA
EU7FD2UQ66	1804	38.8 (N/A)	23.1 (N/A)	61.9	6.9	NA
G5OZ4P3E9S	1805	58.3 (N/A)	18.7 (N/A)	77.0	6.1	NA

Summary of all dwellings

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F1SSOJH8GC	1806	33.1 (N/A)	8.5 (N/A)	41.6	7.9	NA
5HT7F8DZZ9	1807	39.3 (N/A)	17.1 (N/A)	56.4	7.2	NA
XFP82848I7	1808	27.7 (N/A)	17.6 (N/A)	45.3	7.8	NA
LM9DSNBO04	1809	16.5 ( )	12.6 ( )	29.1	8.7	NA
UWJ3A9LQU6	1810	18.2 ( )	13.3 ( )	31.5	8.6	NA
MEP959LUZQ	1811	29.7 (N/A)	22.4 (N/A)	52.1	7.4	NA
OI0J0SHQP2	1901	26.0 (N/A)	21.0 (N/A)	47.0	7.7	NA
6Y84PA5W73	1902	36.3 (N/A)	7.0 (N/A)	43.3	7.9	NA
WNOLUG7AIT	1903	13.0 (N/A)	3.6 (N/A)	16.6	9.4	NA
CRZKPL69DR	1904	39.1 (N/A)	22.8 (N/A)	61.9	6.9	NA
15B1AYGUU4	1905	58.4 (N/A)	18.4 (N/A)	76.8	6.1	NA
DZW64A4OZT	1906	33.2 (N/A)	8.7 (N/A)	41.9	7.9	NA
VHI5ZP9XPD	1907	39.4 (N/A)	17.0 (N/A)	56.4	7.2	NA
E5TQB0MWL5	1908	27.8 (N/A)	17.8 (N/A)	45.6	7.8	NA
AMPNPM52PO	1909	16.6 ( )	13.0 ( )	29.6	8.7	NA
RRKT6UXFBU	1910	18.4 ( )	13.3 ( )	31.7	8.6	NA
ZSFQZHGG5D	1911	24.5 (N/A)	22.1 (N/A)	46.6	7.7	NA
YHC3TI14QN	2001	21.6 (N/A)	21.2 (N/A)	42.8	7.9	NA
TGHAWWV9TQ	2002	36.5 (N/A)	6.8 (N/A)	43.3	7.9	NA
DGU1GRG9YH	2003	13.0 (N/A)	3.6 (N/A)	16.6	9.4	NA
GZ7M0JPQ9X	2004	38.9 (N/A)	22.9 (N/A)	61.8	6.9	NA
32ZYASLF3C	2005	58.5 (N/A)	18.9 (N/A)	77.4	6.1	NA
WGWOARXLXC	2006	33.3 (N/A)	8.7 (N/A)	42.0	7.9	NA
B1FJG4J5KN	2007	39.5 (N/A)	16.6 (N/A)	56.1	7.2	NA
HFA6XKR50X	2008	28.0 (N/A)	17.3 (N/A)	45.3	7.8	NA
GBFWVACSMI	2009	16.7 ( )	11.7 ( )	28.4	8.7	NA
WE26VBXPSG	2010	18.3 ( )	13.2 ( )	31.5	8.6	NA
72R8ODSEKM	2011	20.1 (N/A)	22.9 (N/A)	43.0	7.9	NA
A1VA6AWTXG	2101	17.7 (N/A)	24.9 (N/A)	42.6	7.9	NA
10TB0CMDKW	2102	36.6 (N/A)	6.8 (N/A)	43.4	7.9	NA
XBNUO0GY0E	2103	13.1 (N/A)	3.5 (N/A)	16.6	9.4	NA
4N2WH5T2AV	2104	39.2 (N/A)	22.9 (N/A)	62.1	6.9	NA
OD2LOS5302	2105	58.7 (N/A)	18.9 (N/A)	77.6	6.1	NA
ECPDC8NAWG	2106	33.4 (N/A)	8.7 (N/A)	42.1	7.9	NA
473TMO8645	2107	39.4 (N/A)	18.3 (N/A)	57.7	7.1	NA
TUDZHTJCF5	2108	28.2 (N/A)	17.6 (N/A)	45.8	7.8	NA

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4M87A18YUJ	2109	16.7 ( )	11.8 ( )	28.5	8.7	NA
RSF31RKI99	2110	18.6 ( )	13.0 ( )	31.6	8.6	NA
U994JT8Z6S	2111	14.7 (N/A)	25.6 (N/A)	40.3	8	NA
YL51LR85TU	2201	15.0 (N/A)	25.6 (N/A)	40.6	8	NA
QJMUNAOJ80	2202	36.6 (N/A)	7.0 (N/A)	43.6	7.9	NA
JBCGK5NDYQ	2203	13.1 (N/A)	3.6 (N/A)	16.7	9.4	NA
3I2CUGXOSJ	2204	39.2 (N/A)	22.6 (N/A)	61.8	6.9	NA
SPZPTLXORI	2205	59.1 (N/A)	18.4 (N/A)	77.5	6.1	NA
EY1GJXIYQP	2206	33.5 (N/A)	8.7 (N/A)	42.2	7.9	NA
E4GC0IRJAG	2207	39.5 (N/A)	18.3 (N/A)	57.8	7.1	NA
NA0YH3LXX9	2208	28.1 (N/A)	17.5 (N/A)	45.6	7.8	NA
I8WPLERV36	2209	16.9 ( )	11.7 ( )	28.6	8.7	NA
788DFXJWYL	2210	18.7 ( )	12.9 ( )	31.6	8.6	NA
3NOK5E8C8P	2211	12.1 (N/A)	25.2 (N/A)	37.3	8.2	NA
MVBRGFI00W	2301	14.6 (N/A)	26.3 (N/A)	40.9	8	NA
05QDIOCXTU	2302	36.9 (N/A)	6.7 (N/A)	43.6	7.9	NA
UZ8LF5ULUH	2303	13.2 (N/A)	3.5 (N/A)	16.7	9.4	NA
GOXNUL6R6A	2304	39.3 (N/A)	22.7 (N/A)	62.0	6.9	NA
PS5CU87LBR	2305	59.2 (N/A)	18.1 (N/A)	77.3	6.1	NA
CKTO4WXZLL	2306	33.6 (N/A)	8.7 (N/A)	42.3	7.9	NA
V6GTPMHCS7	2307	39.6 (N/A)	18.2 (N/A)	57.8	7.1	NA
RU0TEC361H	2308	28.2 (N/A)	17.1 (N/A)	45.3	7.8	NA
8IKCE65IS7	2309	16.9 ( )	11.8 ( )	28.7	8.7	NA
YHFVOSLLWI	2310	18.6 ( )	12.7 ( )	31.3	8.6	NA
042E9RTAJ2	2311	11.4 (N/A)	25.4 (N/A)	36.8	8.3	NA
318ENMWEPT	2401	15.3 (N/A)	22.0 (N/A)	37.3	8.2	NA
Q9TVIKPFEW	2402	36.9 (N/A)	7.0 (N/A)	43.9	7.9	NA
1RJTQDQFCW	2403	13.2 (N/A)	3.6 (N/A)	16.8	9.4	NA
M580E7JBIC	2404	39.7 (N/A)	22.6 (N/A)	62.3	6.9	NA
6H6C11KH6Z	2405	59.3 (N/A)	18.3 (N/A)	77.6	6.1	NA
CN5XBLROXJ	2406	33.7 (N/A)	8.6 (N/A)	42.3	7.9	NA
6RB2HVA3QL	2407	39.7 (N/A)	18.0 (N/A)	57.7	7.1	NA
BN7CZTUH2Z	2408	28.4 (N/A)	17.3 (N/A)	45.7	7.8	NA
2JJNU89LY2	2409	17.0 ( )	12.2 ( )	29.2	8.7	NA
Q4O8FPGE5F	2410	18.7 ( )	12.4 ( )	31.1	8.6	NA
1R0VYZP37R	2411	10.9 (N/A)	24.9 (N/A)	35.8	8.3	NA

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0JW8QXHXII	2501	15.4 (N/A)	21.7 (N/A)	37.1	8.2	NA
VZEX4G996K	2502	36.8 (N/A)	7.2 (N/A)	44.0	7.9	NA
NQLW8LSXZ5	2503	13.3 (N/A)	3.6 (N/A)	16.9	9.4	NA
TGNHCGIPSS	2504	39.8 (N/A)	22.7 (N/A)	62.5	6.9	NA
ZQ6WEK8A9E	2505	59.5 (N/A)	18.1 (N/A)	77.6	6.1	NA
ET8NZPL7VY	2506	33.9 (N/A)	8.4 (N/A)	42.3	7.9	NA
8TROD4UYC6	2507	39.9 (N/A)	17.7 (N/A)	57.6	7.1	NA
8P7HFCK0C2	2508	28.5 (N/A)	16.8 (N/A)	45.3	7.8	NA
IHPNNXUT7E	2509	17.1 ( )	11.9 ( )	29.0	8.7	NA
0PRBSG9STJ	2510	19.0 ( )	12.5 ( )	31.5	8.6	NA
TRN75BK5OT	2511	10.8 (N/A)	20.9 (N/A)	31.7	8.6	NA
FU43Q0DDAQ	2601	15.4 (N/A)	21.6 (N/A)	37.0	8.3	NA
KB17FT75Y9	2602	36.9 (N/A)	6.8 (N/A)	43.7	7.9	NA
C1H3C9KMHX	2603	13.3 (N/A)	3.4 (N/A)	16.7	9.4	NA
A3LK8FUXV2	2604	39.7 (N/A)	22.3 (N/A)	62.0	6.9	NA
C5RC8YR97W	2605	59.3 (N/A)	18.3 (N/A)	77.6	6.1	NA
10CIUNNA0R	2606	33.9 (N/A)	8.3 (N/A)	42.2	7.9	NA
Q16MPRZQ8A	2607	40.1 (N/A)	16.3 (N/A)	56.4	7.2	NA
8KK66GJF5O	2608	28.4 (N/A)	16.9 (N/A)	45.3	7.8	NA
RKOU6K1D0V	2609	17.1 ( )	12.3 ( )	29.4	8.7	NA
1T6ELL9FWQ	2610	18.9 ( )	12.6 ( )	31.5	8.6	NA
8BB7XRPFLN	2611	13.0 (N/A)	22.7 (N/A)	35.7	8.3	NA
DIFM9GNLQF	2701	14.8 (N/A)	26.3 (N/A)	41.1	7.9	NA
0W0NIONGVV	2702	37.0 (N/A)	6.8 (N/A)	43.8	7.9	NA
HESOPPJQ7O	2703	13.4 (N/A)	3.4 (N/A)	16.8	9.4	NA
4V1MRTOUEE	2704	39.9 (N/A)	22.2 (N/A)	62.1	6.9	NA
7XZQ0LLXZI	2705	59.4 (N/A)	18.1 (N/A)	77.5	6.1	NA
EJT0G9Z16U	2706	44.7 (N/A)	14.6 (N/A)	59.3	7	NA
76OBLE5N6Y	2707	40.2 (N/A)	16.1 (N/A)	56.3	7.2	NA
A3CQXTPBXD	2708	28.5 (N/A)	16.8 (N/A)	45.3	7.8	NA
EV1YKUCBFR	2709	17.1 ( )	12.1 ( )	29.2	8.7	NA
3WXTGBJXFV	2710	19.0 ( )	12.6 ( )	31.6	8.6	NA
Q70AIKHCCX	2711	13.0 (N/A)	22.7 (N/A)	35.7	8.3	NA
UXD3QLE000	2801	14.9 (N/A)	26.0 (N/A)	40.9	8	NA
C4HO4OFSJW	2802	37.3 (N/A)	6.7 (N/A)	44.0	7.9	NA
J16BXG51Q9	2803	13.5 (N/A)	3.4 (N/A)	16.9	9.4	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
N99S7GS4D5	2804	50.0 (N/A)	28.1 (N/A)	78.1	6.1	NA
6T7PTW0MF3-01	2805	52.6 (N/A)	17.3 (N/A)	69.9	6.5	NA
FZ3PN21CFJ	2806	34.1 (N/A)	8.5 (N/A)	42.6	7.9	NA
QNJ0ND4ZQY	2807	50.4 (N/A)	26.6 (N/A)	77.0	6.1	NA
5LOO003RSA	2808	28.6 (N/A)	16.7 (N/A)	45.3	7.8	NA
QSVW4XGTEF	2809	17.2 ( )	12.4 ( )	29.6	8.7	NA
OQY3OSJGCQ	2810	19.1 ( )	12.6 ( )	31.7	8.6	NA
1A5Q73LOZX	2811	13.1 (N/A)	22.4 (N/A)	35.5	8.3	NA
8KTE371X5Z	2901	14.9 (N/A)	26.0 (N/A)	40.9	8	NA
7LULJPXUAH	2902	37.2 (N/A)	6.7 (N/A)	43.9	7.9	NA
QXOBJPXFYB	2903	20.0 (N/A)	5.2 (N/A)	25.2	8.9	NA
M14QGE6T9Q-02	2904	50.0 (N/A)	28.7 (N/A)	78.7	6	NA
1WKMTQQTGS	2905	28.3 (N/A)	16.8 (N/A)	45.1	7.8	NA
G0NRHL5S5O	2906	17.3 ( )	12.4 ( )	29.7	8.7	NA
KW84MFRDFF	2907	19.1 ( )	12.7 ( )	31.8	8.6	NA
SDUUQ3MCS3	2908	13.1 (N/A)	22.4 (N/A)	35.5	8.3	NA
8E8F5VOMJ5	3001	14.1 (N/A)	23.0 (N/A)	37.1	8.2	NA
JOYVFEYQAO	3002	30.6 (N/A)	19.7 (N/A)	50.3	7.5	NA
9MOBACG3BN	3003	18.8 ( )	14.7 ( )	33.5	8.4	NA
83ACQFY290	3004	19.0 ( )	14.6 ( )	33.6	8.4	NA
1E4K5DP9OL	3005	13.2 (N/A)	22.3 (N/A)	35.5	8.3	NA
F6CD4WZ6F2	3101	15.7 (N/A)	24.2 (N/A)	39.9	8.1	NA
PVK56QOVF9	3102	34.4 (N/A)	8.5 (N/A)	42.9	7.9	NA
Q5QJX4SEG6	3103	56.2 ( )	8.5 ( )	64.7	6.8	NA
XGO0IC16I3	3104	30.8 (N/A)	19.4 (N/A)	50.2	7.5	NA
Q1WHLG48NP	3105	18.8 ( )	14.7 ( )	33.5	8.4	NA
Z34O4JP2Q9	3106	19.2 ( )	14.5 ( )	33.7	8.4	NA
ZSNLTZIJ8R	3107	12.6 (N/A)	26.9 (N/A)	39.5	8.1	NA
9T00H3M959	3201	15.8 (N/A)	23.9 (N/A)	39.7	8.1	NA
W8PIZ4BNBC	3202	34.0 (N/A)	8.5 (N/A)	42.5	7.9	NA
9KLU0GQS4F	3203	63.2 ( )	13.8 ( )	77.0	6.1	NA
AG499U59BL	3204	30.8 (N/A)	19.3 (N/A)	50.1	7.6	NA
6HYXG0DEVZ	3205	18.8 ( )	14.8 ( )	33.6	8.4	NA
X5H6RZIG9A	3206	19.2 ( )	14.4 ( )	33.6	8.4	NA
M3E08QDPIF	3207	12.6 (N/A)	26.8 (N/A)	39.4	8.1	NA
8BLZF2VXN9	3301	14.7 (N/A)	28.4 (N/A)	43.1	7.9	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
DM6FRF88RJ	3302	34.2 (N/A)	8.5 (N/A)	42.7	7.9	NA
MZAB9CC8Y0	3303	63.3 ( )	13.7 ( )	77.0	6.1	NA
XX5Q0WTR0Z	3304	30.9 (N/A)	19.3 (N/A)	50.2	7.5	NA
EU396A69I3	3305	19.0 ( )	14.8 ( )	33.8	8.4	NA
RE783JBK0D	3306	19.1 ( )	14.6 ( )	33.7	8.4	NA
0W8WMQQQO5	3307	12.7 (N/A)	26.8 (N/A)	39.5	8.1	NA
WQI2F16AE9	3401	14.8 (N/A)	28.0 (N/A)	42.8	7.9	NA
FC05ISZ7XR	3402	34.3 (N/A)	8.4 (N/A)	42.7	7.9	NA
VI1W9RVGXQ	3403	63.6 ( )	13.7 ( )	77.3	6.1	NA
TQVNHA6F3B	3404	30.9 (N/A)	19.3 (N/A)	50.2	7.5	NA
NAF18X6DO4	3405	19.1 ( )	14.7 ( )	33.8	8.4	NA
0T37JNZW3X	3406	19.2 ( )	14.1 ( )	33.3	8.4	NA
ZJ7DFZW0HW	3407	12.7 (N/A)	26.8 (N/A)	39.5	8.1	NA
VUDVDUDAXM	3501	14.8 (N/A)	28.2 (N/A)	43.0	7.9	NA
VS220AWXD4	3502	34.2 (N/A)	8.4 (N/A)	42.6	7.9	NA
LKLF6XXQLJ	3503	63.7 ( )	13.8 ( )	77.5	6.1	NA
FTPGIFPI3Z	3504	30.9 (N/A)	19.2 (N/A)	50.1	7.5	NA
JZ8RCW7U8O	3505	19.0 ( )	14.8 ( )	33.8	8.4	NA
B3J36LI8ZQ	3506	19.2 ( )	14.0 ( )	33.2	8.4	NA
7WYOGBDWUU	3507	12.8 (N/A)	26.7 (N/A)	39.5	8.1	NA
UO4OUVL4CJ	3601	16.1 (N/A)	24.0 (N/A)	40.1	8.1	NA
0DS6HMJVJ7	3602	34.4 (N/A)	8.5 (N/A)	42.9	7.9	NA
6RSN1WAUKA	3603	63.8 ( )	13.7 ( )	77.5	6.1	NA
TL9N4W95IK	3604	31.0 (N/A)	19.1 (N/A)	50.1	7.5	NA
9O5PZ3E1G4	3605	19.2 ( )	14.7 ( )	33.9	8.4	NA
2RMXYD5RW7	3606	19.3 ( )	14.1 ( )	33.4	8.4	NA
V1UBZPDECU	3607	14.6 (N/A)	23.9 (N/A)	38.5	8.2	NA
NNN97SVDX8	3701	16.1 (N/A)	23.8 (N/A)	39.9	8.1	NA
SINQIC9MZ0	3702	34.5 (N/A)	8.3 (N/A)	42.8	7.9	NA
1RJKZH330K	3703	63.8 ( )	13.8 ( )	77.6	6.1	NA
09ZVRODMZF	3704	31.0 (N/A)	19.0 (N/A)	50.0	7.6	NA
S23YPMOE3W	3705	19.2 ( )	14.9 ( )	34.1	8.4	NA
P0PM35ECK0	3706	19.3 ( )	14.0 ( )	33.3	8.4	NA
Y1MMHTT284	3707	15.6 (N/A)	24.8 (N/A)	40.4	8	NA
8WXTH8XU5N	3801	16.3 (N/A)	23.8 (N/A)	40.1	8.1	NA
3ZAD49UM1V	3802	34.7 (N/A)	8.3 (N/A)	43.0	7.9	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
JBC9R0QRQ5	3803	64.0 ( )	13.8 ( )	77.8	6.1	NA
2VF8Y3C5E5	3804	22.4 ( )	21.8 ( )	44.2	7.8	NA
HUG7691JRH	3805	21.6 ( )	26.3 ( )	47.9	7.7	NA
9GAMU7TYCR	3901	29.9 (N/A)	33.9 (N/A)	63.8	6.8	NA
SGE9UHUBPB	3902	44.9 (N/A)	12.3 (N/A)	57.2	7.2	NA
7YI6OZ4FCS-01	3903	57.4 ( )	16.3 ( )	73.7	6.3	NA
8G9I6VV2N0	3904	37.7 ( )	32.4 ( )	70.1	6.4	NA
FZNYPYRNXH	3905	41.2 ( )	36.7 ( )	77.9	6.1	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 C INSULATION MARKUP

Refer to next page.

Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01

PARKING SCHEDULE

LEVEL	TYPE STANDARD	DDA	TANDEM	TOTAL
GROUND FLOOR	1	0	0	1
BASEMENT 1	56	2	6	64
BASEMENT 2	54	4	6	64
BASEMENT 3	54	4	6	64
BASEMENT 4	54	4	6	64
BASEMENT 5	54	4	6	64
BASEMENT 6	57	2	6	65
	330	20	36	386

[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:05:55 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - BASEMENT LEVEL 01

[Ref] 20240027 [Dwg No] AD-DA11_098 [Rev] D

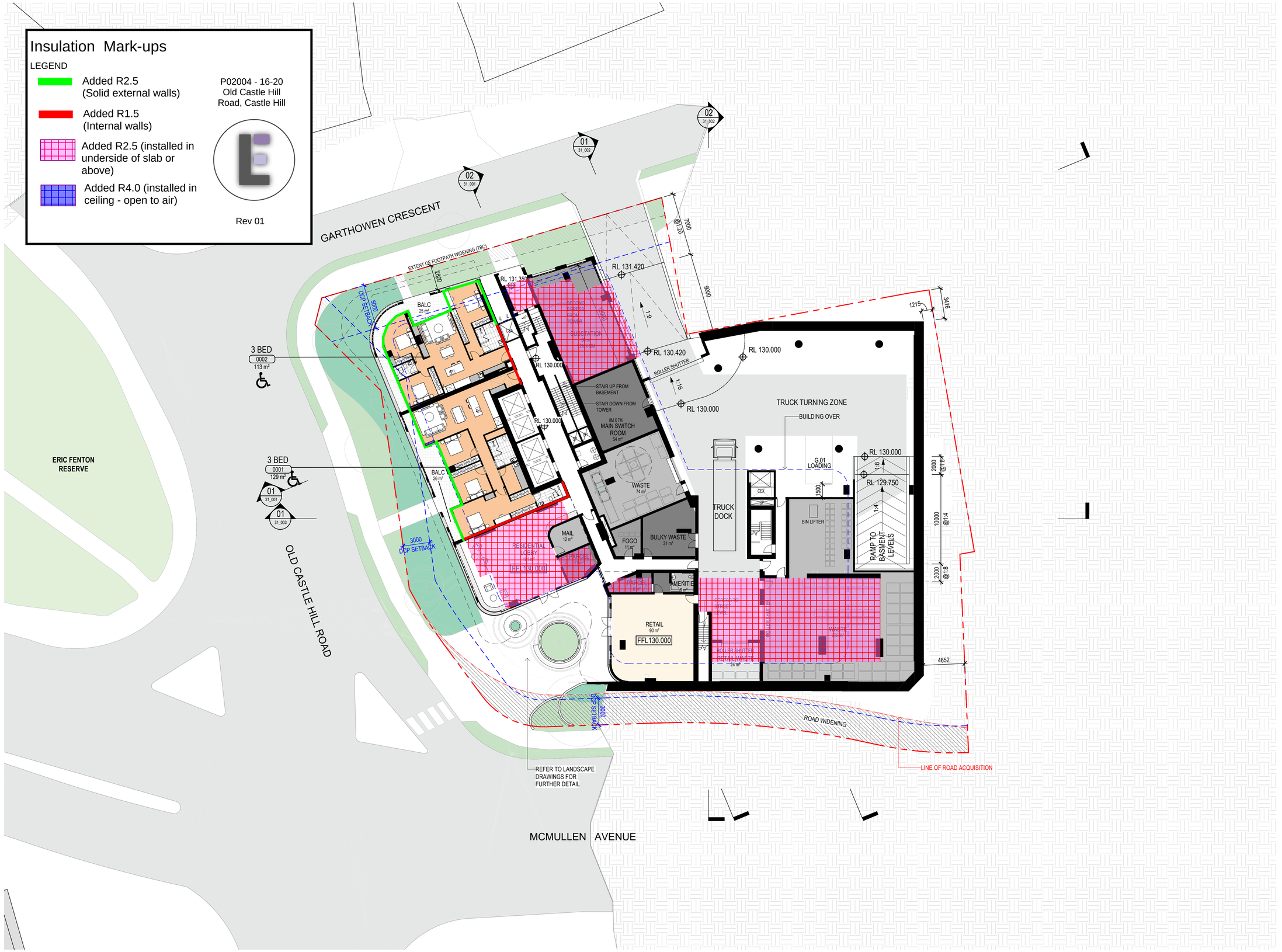
Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01



[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
[File]	20240027-AB-SK001-R24
[Print Date]	16/12/2025 4:08:57 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
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B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Scale] 1 : 200 @ A1

GA PLAN - GROUND LEVEL

[Ref] 20240027 [Dwg No] AD-DA11_099 [Rev] D

Insulation Mark-ups

LEGEND

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

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[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
[File]	20240027-AB-SK001-R24
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History

[Rev#]	[Description]	[Date]dd.mm.yy
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B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 01

[Ref] 20240027 [Dwg No] AD-DA11_101 [Rev] D

Insulation Mark-ups

LEGEND

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

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[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
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History

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B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 02

[Ref] 20240027 [Dwg No] AD-DA11_102 [Rev] D

Insulation Mark-ups

LEGEND

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

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Road, Castle Hill

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[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
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B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
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Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 03

[Ref] 20240027 [Dwg No] AD-DA11_103 [Rev] D

Insulation Mark-ups

LEGEND

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

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Rev 01

[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
[File]	20240027-AB-SK001-R24
[Print Date]	16/12/2025 4:10:22 PM

History

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A	FOR COORDINATION	04.11.2025
B	DRAFT ISSUE FOR TOA	28.11.2025
C	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 04

[Ref] 20240027 [Dwg No] AD-DA11_104 [Rev] C

Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01

[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
[File]	20240027-AB-SK001-R24
[Print Date]	16/12/2025 4:09:58 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

Bar Scale 1:200 (0 2 4 6 8 10 m)

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 05

[Ref] 20240027 [Dwg No] AD-DA11_105 [Rev] D

Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01

[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:10:29 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 06

[Ref] 20240027 [Dwg No] AD-DA11_106 [Rev] D

Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
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Rev 01

[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:10:29 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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PRINT IN COLOUR

[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 07

[Ref] 20240027 [Dwg No] AD-DA11_106 [Rev] D

Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
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Rev 01

[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:10:29 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 08

[Ref] 20240027 [Dwg No] AD-DA11_106 [Rev] D

Insulation Mark-ups

LEGEND

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

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Old Castle Hill
Road, Castle Hill

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[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
[File]	20240027-AB-SK001-R24
[Print Date]	16/12/2025 4:12:04 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	FOR COORDINATION	04.11.2025
B	DRAFT ISSUE FOR TOA	28.11.2025
C	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

Bar Scale 1:200 (0 2 4 6 8 10 m)

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 09

[Ref] 20240027 [Dwg No] AD-DA11_109 [Rev] C

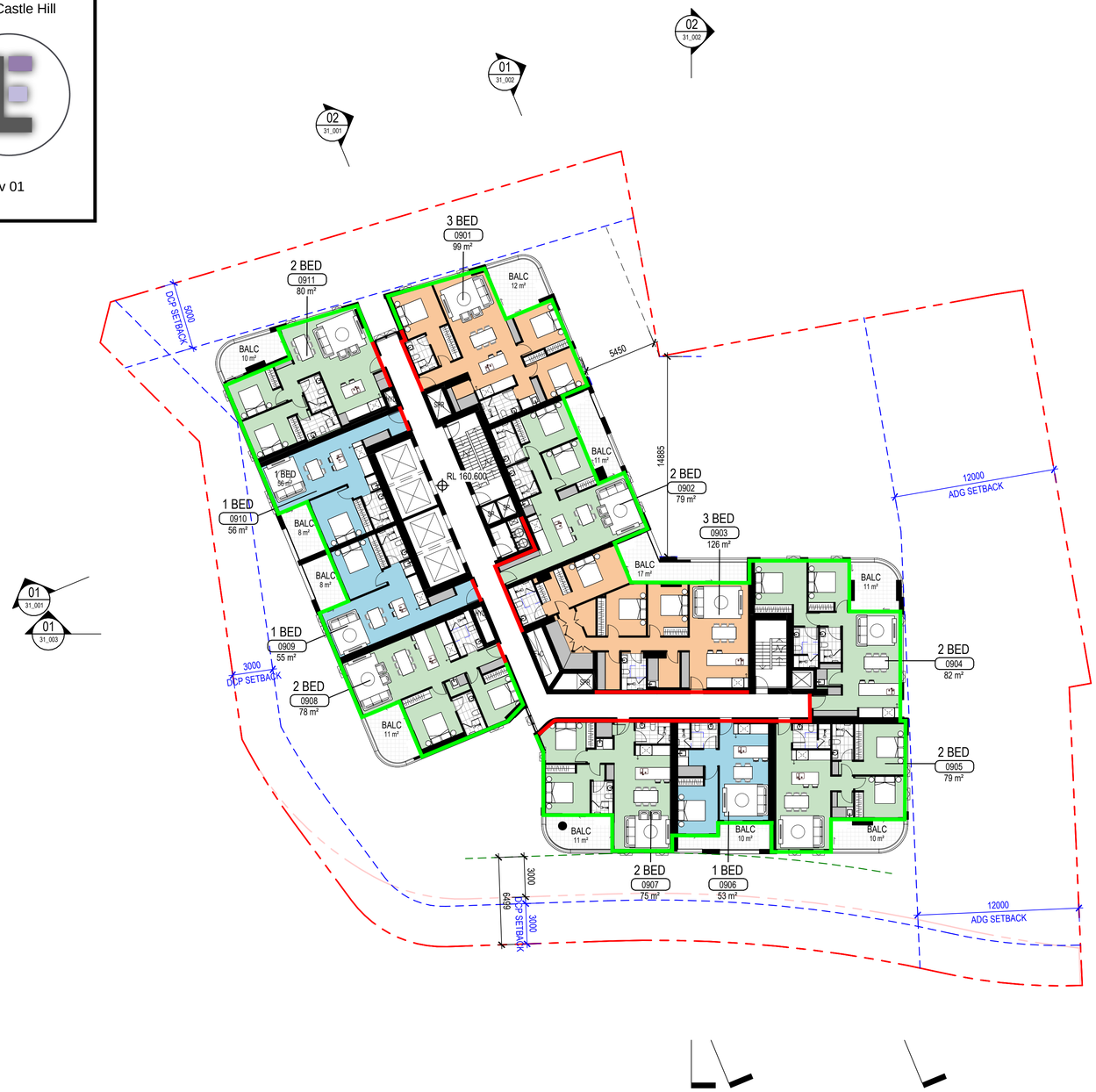
Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01



[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:12:04 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	FOR COORDINATION	04.11.2025
B	DRAFT ISSUE FOR TOA	28.11.2025
C	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVELS 10-15

[Ref] 20240027 [Dwg No] AD-DA11_109 [Rev] C

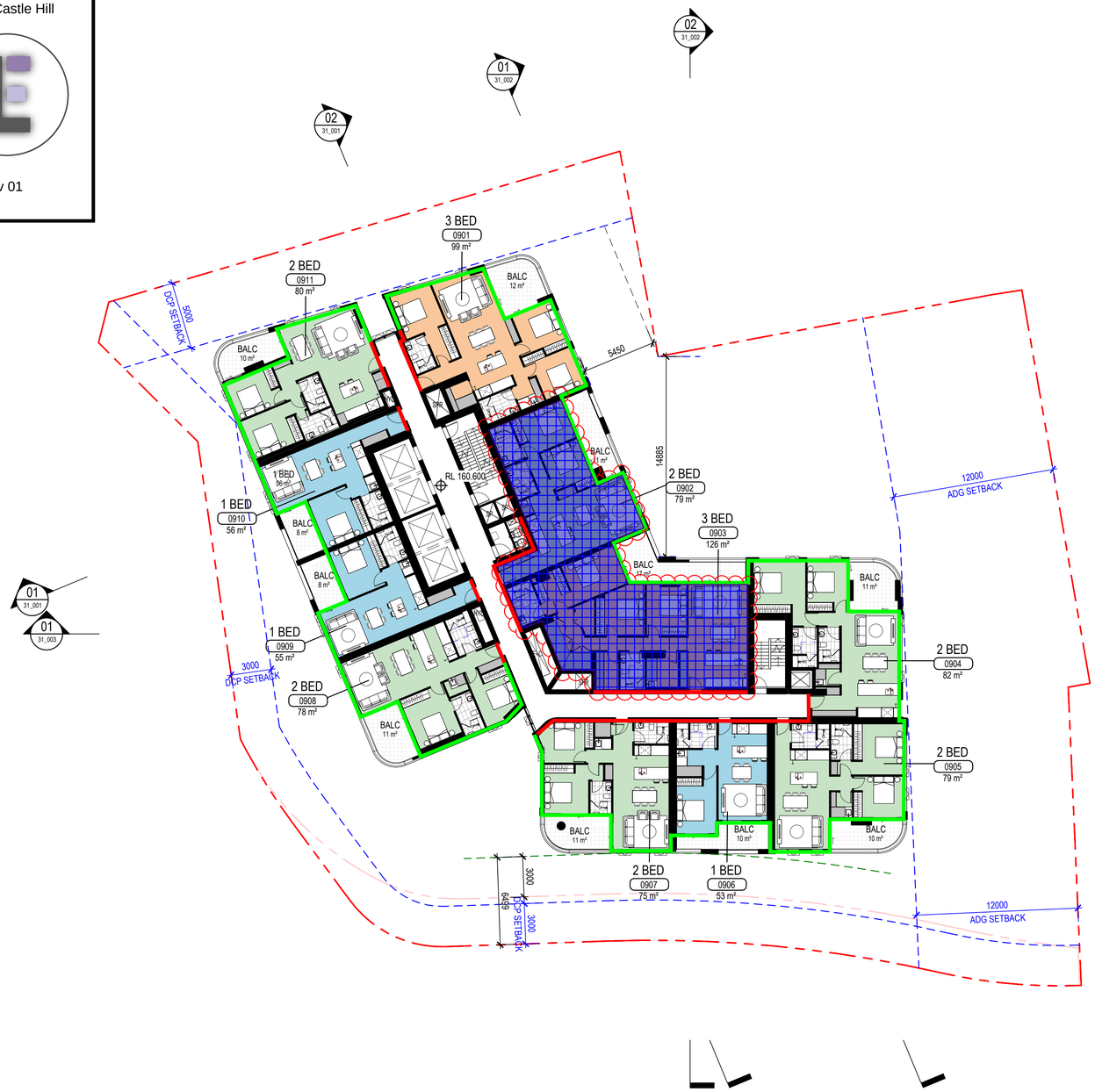
Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01



[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:12:04 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	FOR COORDINATION	04.11.2025
B	DRAFT ISSUE FOR TOA	28.11.2025
C	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

Bar Scale 1:200 (0 2 4 6 8 10 m)

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL16

[Ref] 20240027 [Dwg No] AD-DA11_109 [Rev] C

Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
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Rev 01

[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
[File]	20240027-AB-SK001-R24
[Print Date]	16/12/2025 4:10:52 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 17

[Ref] 20240027 [Dwg No] AD-DA11_117 [Rev] D

Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01

[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:12:04 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	FOR COORDINATION	04.11.2025
B	DRAFT ISSUE FOR TOA	28.11.2025
C	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL18

[Ref] 20240027 [Dwg No] AD-DA11_109 [Rev] C

Insulation Mark-ups

LEGEND

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

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Old Castle Hill
Road, Castle Hill

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[Status]	ISSUED FOR TOA
[Nom. Architect]	Nicholas Bandounas /8499
[File]	20240027-AB-SK001-R24
[Print Date]	16/12/2025 4:12:04 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	FOR COORDINATION	04.11.2025
B	DRAFT ISSUE FOR TOA	28.11.2025
C	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVELS 19-27

[Ref] 20240027 [Dwg No] AD-DA11_109 [Rev] C

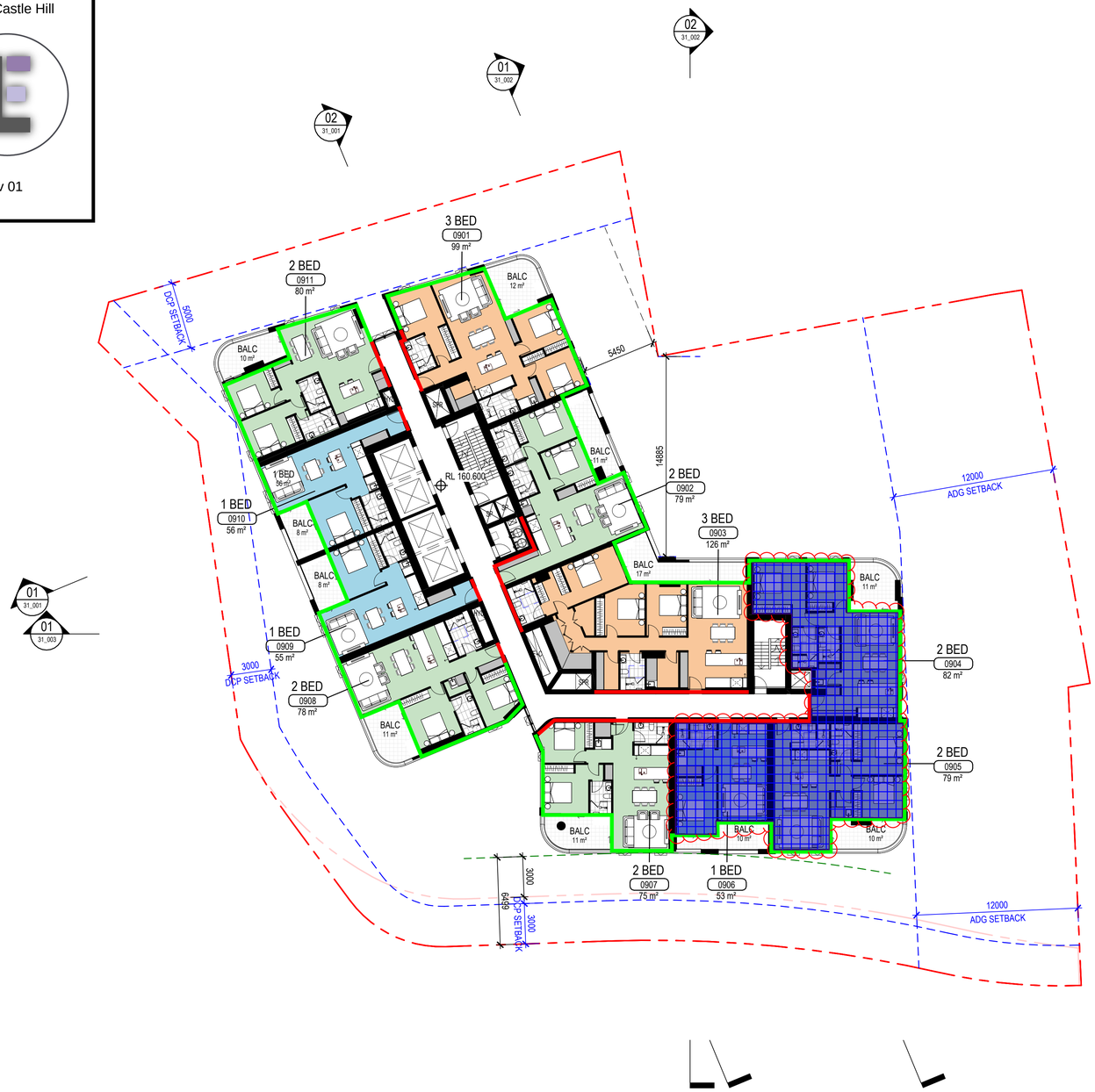
Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01



[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:12:04 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	FOR COORDINATION	04.11.2025
B	DRAFT ISSUE FOR TOA	28.11.2025
C	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

Bar Scale 1:200 (0 2 4 6 8 10 m)

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 28

[Ref] 20240027 [Dwg No] AD-DA11_109 [Rev] C

Insulation Mark-ups

LEGEND

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

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[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:11:06 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
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B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 29

[Ref] 20240027 [Dwg No] AD-DA11_129 [Rev] D

Insulation Mark-ups

LEGEND

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

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[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 6:39:25 PM

History

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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 30

[Ref] 20240027 [Dwg No] AD-DA11_130 [Rev] D

Insulation Mark-ups

LEGEND

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

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[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 6:39:23 PM

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[Rev#]	[Description]	[Date]dd.mm.yy
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 31

[Ref] 20240027 [Dwg No] AD-DA11_131 [Rev] D

Insulation Mark-ups

LEGEND

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

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[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 6:39:23 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
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A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVELS 32-36

[Ref] 20240027 [Dwg No] AD-DA11_131 [Rev] D

Insulation Mark-ups

LEGEND

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

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[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 6:39:23 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
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B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 37

[Ref] 20240027 [Dwg No] AD-DA11_131 [Rev] D

Insulation Mark-ups

LEGEND

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

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[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

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History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

UNIT TYPE	COUNT	MIX
1 BED	90	24%
2 BED	194	52%
3 BED	83	22%
4 BED	4	1%
	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

Studio.SC
Suite 2.02, Level 2,155 Clarence Street, Sydney NSW 2000
www.studiosc.com.au +61 2 9957 3988

PRINT IN COLOUR

[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 38

[Ref] 20240027 [Dwg No] AD-DA11_138 [Rev] D

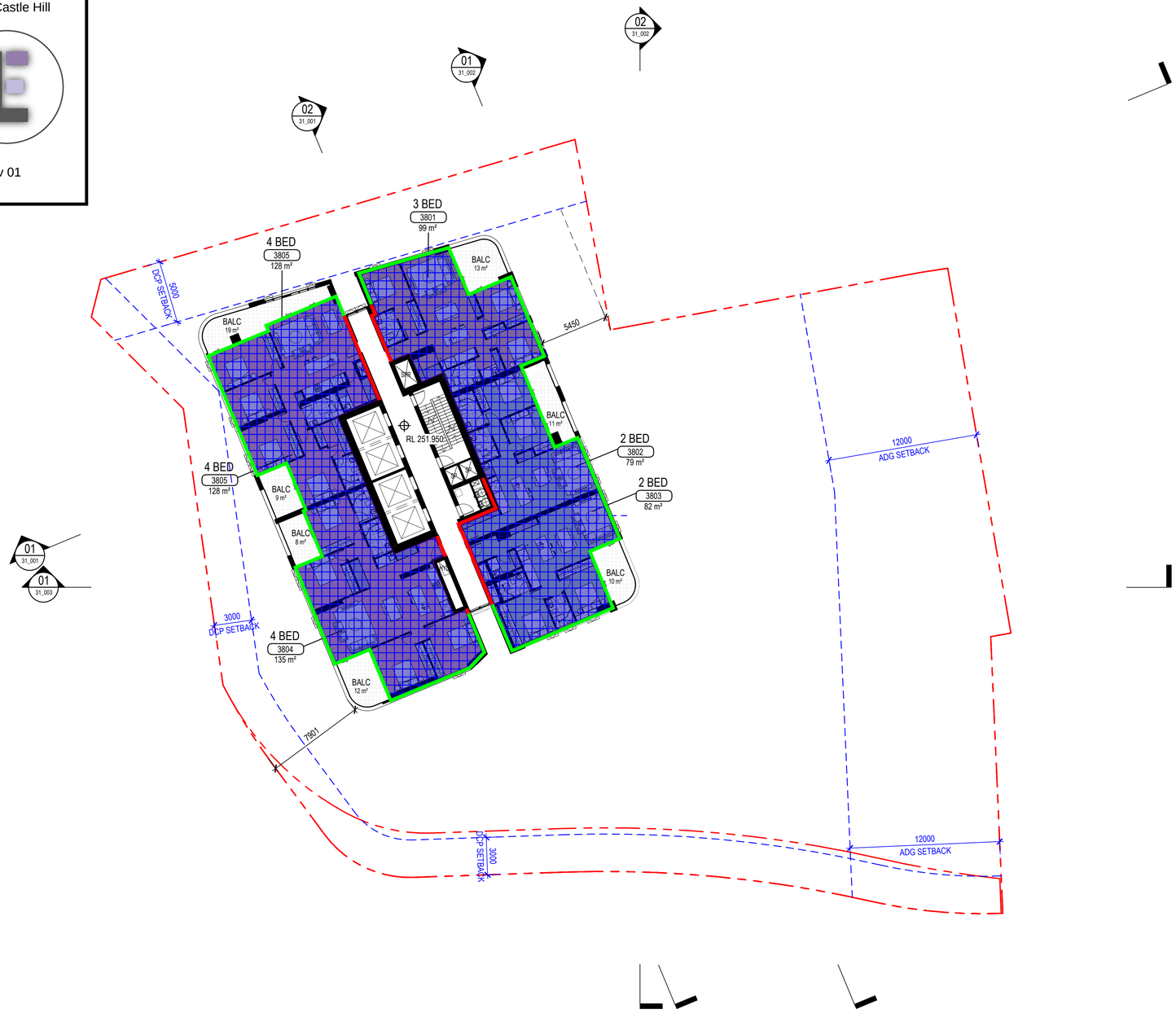
Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01



[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 16/12/2025 4:10:36 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	PRELIMINARY	14.10.2025
B	FOR COORDINATION	04.11.2025
C	DRAFT ISSUE FOR TOA	28.11.2025
D	ISSUED FOR TOA	03.12.2025

UNIT MIX

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	371	

LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- COMMUNAL
- RETAIL

Studio.SC
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www.studiosc.com.au +61 2 9957 3988

PRINT IN COLOUR

[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - LEVEL 39

[Ref] 20240027 [Dwg No] AD-DA11_138 [Rev] D

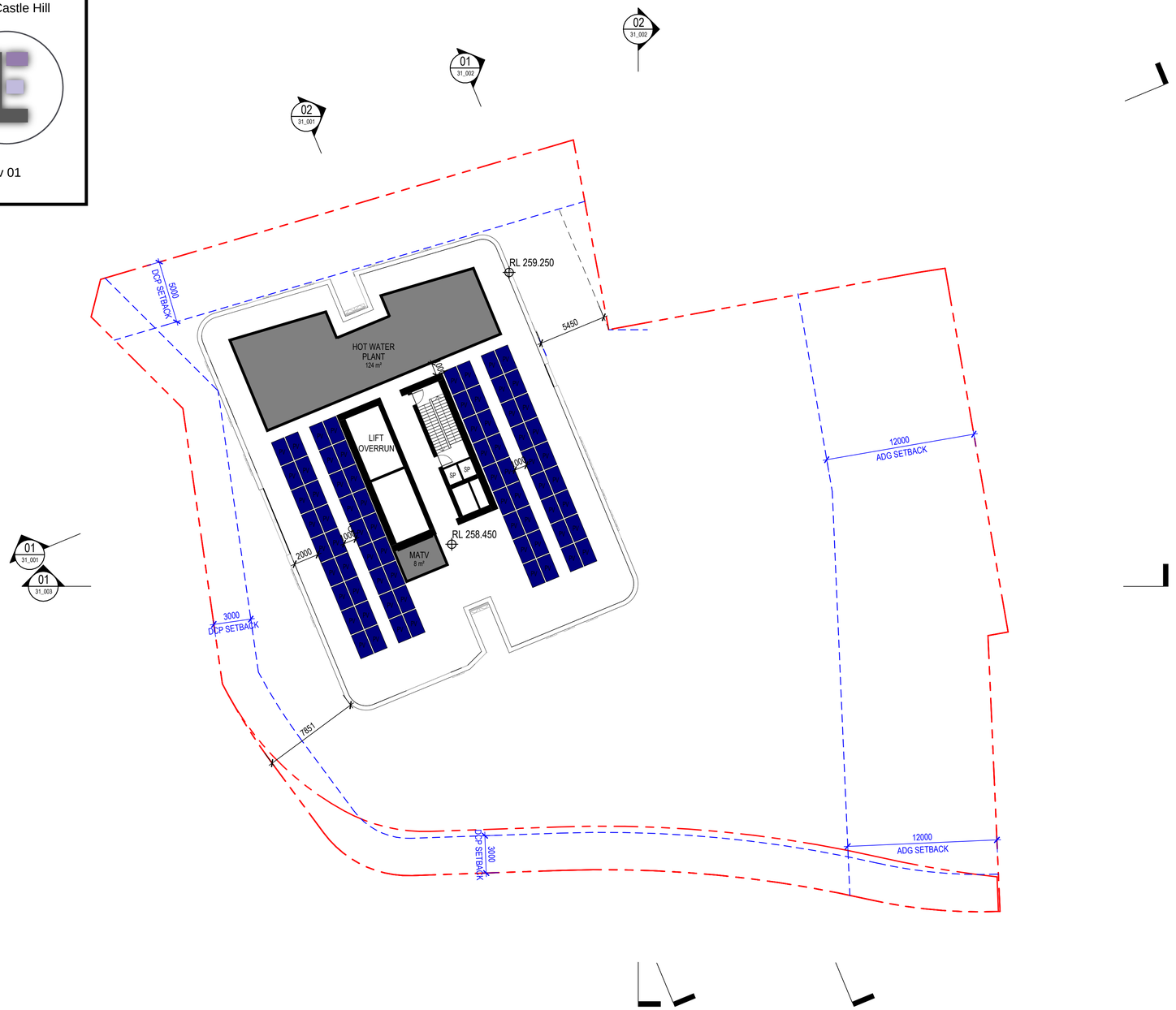
Insulation Mark-ups

LEGEND

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

P02004 - 16-20
Old Castle Hill
Road, Castle Hill

Rev 01



[Status] ISSUED FOR TOA

[Nom. Architect] Nicholas Bandounas /8499

[File] 20240027-AB-SK001-R24

[Print Date] 17/12/2025 9:55:31 AM

History

[Rev#]	[Description]	[Date]dd.mm.yy
-	-	-
A	FOR COORDINATION	04.11.2025
B	DRAFT ISSUE FOR TOA	28.11.2025
C	ISSUED FOR TOA	03.12.2025

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[Project] CASTLE HILL HDA

[Client] URBAN PROPERTY GROUP

0 2 4 6 8 10 m
Bar Scale 1:200

[Scale] 1 : 200 @ A1

GA PLAN - ROOF LEVEL 40

[Ref] 20240027 [Dwg No] AD-DA11_140 [Rev] C