

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1820918M

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: Saturday, 08 November 2025

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0012369220.

Project summary

Project name	72-88 Water St, Strathfield Sth
Street address	72-88 WATER STREET STRATHFIELD SOUTH 2136
Local Government Area	STRATHFIELD
Plan type and plan number	Deposited Plan 402256, 319354, 394194, 253882
Lot no.	Z, A&C, S, 2-6
Section no.	-
No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	132
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 67	Target 67
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: Taylor Smith Consulting

ABN (if applicable): 71860738382

Description of project

Project address	
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Section no.	-
Project type	
No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	132
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	5078.0
Roof area (m²)	852.8
Non-residential floor area (m²)	4912.3
Residential car spaces	214
Non-residential car spaces	225

Common area landscape		
Common area lawn (m²)	68.4	
Common area garden (m²)	1087.5	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	DMN/12/1472	
Certificate number	0012369220	
Climate zone	56	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 67	Target 67
Materials	✓ -100	Target n/a

Description of project

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

Residential flat buildings - Building A, 30 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A001	1	50.8	0.0	0.0	0.0
A005	1	52.5	0.0	0.0	0.0
A009	2	85.1	0.0	0.0	0.0
A103	3	96.4	0.0	0.0	0.0
A107	2	82.2	0.0	0.0	0.0
A201	1	50.8	0.0	0.0	0.0
A205	1	62.8	0.0	0.0	0.0
A209	2	85.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A002	1	51.8	0.0	0.0	0.0
A006	2	76.6	0.0	0.0	0.0
A010	1	51.8	0.0	0.0	0.0
A104	2	81.1	0.0	0.0	0.0
A108	2	86.5	0.0	0.0	0.0
A202	1	51.8	0.0	0.0	0.0
A206	2	76.6	0.0	0.0	0.0
A210	1	51.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A003	3	96.4	0.0	0.0	0.0
A007	2	80.2	0.0	0.0	0.0
A101	1	50.8	0.0	0.0	0.0
A105	1	62.8	0.0	0.0	0.0
A109	2	85.1	0.0	0.0	0.0
A203	3	96.4	0.0	0.0	0.0
A207	2	82.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A004	2	81.1	0.0	19.1	0.0
A008	2	86.5	0.0	0.0	0.0
A102	1	51.8	0.0	0.0	0.0
A106	2	76.6	0.0	0.0	0.0
A110	1	51.8	0.0	0.0	0.0
A204	2	81.1	0.0	0.0	0.0
A208	2	86.5	0.0	0.0	0.0

Residential flat buildings - Building B, 51 dwellings, 8 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B001	2	84.8	0.0	0.0	0.0
B101	2	84.8	0.0	0.0	0.0
B105	2	82.2	0.0	0.0	0.0
B203	1	52.2	0.0	0.0	0.0
B301	2	84.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B002	3	128.3	0.0	1.6	0.0
B102	2	82.2	0.0	0.0	0.0
B106	2	86.5	0.0	0.0	0.0
B204	2	76.3	0.0	0.0	0.0
B302	1	55.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B003	3	102.6	0.0	0.0	0.0
B103	1	52.2	0.0	0.0	0.0
B201	2	84.8	0.0	0.0	0.0
B205	2	82.2	0.0	0.0	0.0
B303	3	104.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B004	2	86.5	0.0	0.0	0.0
B104	2	76.3	0.0	0.0	0.0
B202	2	82.2	0.0	0.0	0.0
B206	2	86.5	0.0	0.0	0.0
B304	1	53.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B305	2	82.3	0.0	0.0	0.0
B309	2	86.5	0.0	0.0	0.0
B404	2	82.3	0.0	0.0	0.0
B408	2	81.5	0.0	13.8	0.0
B504	2	82.3	0.0	0.0	0.0
B508	2	81.5	0.0	0.0	0.0
B604	2	82.2	0.0	0.0	0.0
B703	2	76.3	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B306	1	52.2	0.0	0.0	0.0
B401	3	101.5	0.0	8.5	0.0
B405	1	52.2	0.0	0.0	0.0
B501	3	101.5	0.0	0.0	0.0
B505	1	52.2	0.0	0.0	0.0
B601	2	82.9	0.0	15.3	0.0
B605	2	81.5	0.0	0.0	0.0
B704	2	82.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B307	2	76.3	0.0	0.0	0.0
B402	3	104.4	0.0	0.0	0.0
B406	2	76.3	0.0	0.0	0.0
B502	3	104.4	0.0	0.0	0.0
B506	2	76.3	0.0	0.0	0.0
B602	3	96.1	0.0	0.0	0.0
B701	3	99.1	0.0	0.0	0.0
B705	2	81.5	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B308	2	82.2	0.0	0.0	0.0
B403	3	108.5	0.0	0.0	0.0
B407	2	82.2	0.0	7.5	0.0
B503	3	108.5	0.0	0.0	0.0
B507	2	82.2	0.0	0.0	0.0
B603	2	76.3	0.0	0.0	0.0
B702	3	96.1	0.0	0.0	0.0

Residential flat buildings - Building C, 51 dwellings, 8 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C001	1	67.2	0.0	0.0	0.0
C005	3	102.6	0.0	2.5	0.0
C102	3	125.6	0.0	0.0	0.0
C106	2	76.3	0.0	0.0	0.0
C202	3	125.6	0.0	0.0	0.0
C206	2	76.3	0.0	0.0	0.0
C302	3	125.6	0.0	0.0	0.0
C306	2	76.3	0.0	0.0	0.0
C402	3	97.2	0.0	33.7	0.0
C501	2	79.3	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C002	3	113.4	0.0	0.0	0.0
C006	2	79.3	0.0	1.9	0.0
C103	2	86.5	0.0	0.0	0.0
C107	2	75.8	0.0	0.0	0.0
C203	2	86.5	0.0	0.0	0.0
C207	2	75.8	0.0	0.0	0.0
C303	2	86.5	0.0	0.0	0.0
C307	2	75.8	0.0	0.0	0.0
C403	2	79.6	0.0	14.7	0.0
C502	3	97.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C003	2	84.4	0.0	2.5	0.0
C007	2	81.5	0.0	1.9	0.0
C104	2	84.4	0.0	0.0	0.0
C108	2	76.8	0.0	0.0	0.0
C204	2	84.4	0.0	0.0	0.0
C208	2	76.8	0.0	0.0	0.0
C304	2	84.4	0.0	0.0	0.0
C308	2	76.8	0.0	0.0	0.0
C404	2	82.2	0.0	7.5	0.0
C503	2	79.6	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C004	2	80.3	0.0	0.0	0.0
C101	1	67.2	0.0	0.0	0.0
C105	2	82.2	0.0	0.0	0.0
C201	1	67.2	0.0	0.0	0.0
C205	2	82.2	0.0	0.0	0.0
C301	1	67.2	0.0	0.0	0.0
C305	2	82.2	0.0	0.0	0.0
C401	2	79.3	0.0	30.2	0.0
C405	2	76.3	0.0	0.0	0.0
C504	2	82.2	0.0	0.0	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)
C505	2	76.3	0.0	0.0	0.0
C604	2	82.2	0.0	0.0	0.0
C703	2	79.6	0.0	0.0	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)
C601	2	79.3	0.0	0.0	0.0
C605	2	76.3	0.0	0.0	0.0
C704	2	82.2	0.0	0.0	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)
C602	3	97.2	0.0	0.0	0.0
C701	2	79.3	0.0	0.0	0.0
C705	2	76.3	0.0	0.0	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)
C603	2	79.6	0.0	0.0	0.0
C702	3	97.2	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m²)
Garbage room (A)	43.6
Fire Stairs (A)	139.2

Common area	Floor area (m²)
Garbage Chute room (A)	12.7
Lobby (L1-L2)	140.2

Common area	Floor area (m²)
LG lobby (A)	58.1

Common areas of unit building - Building B

Common area	Floor area (m²)
Garbage room (B)	64.2
UG lobby (A)	68.8

Common area	Floor area (m²)
Garbage Chute room (B)	5.9
Fire Stairs (B)	151.4

Common area	Floor area (m²)
Plant (L3)	23.8
Lobby (L1-L7)	478.2

Common areas of unit building - Building C

Common area	Floor area (m²)
Lift bank (No. 1)	-
Garbage room (C)	53.7
Fire Stairs (C)	179.9

Common area	Floor area (m²)
Lift bank (No. 2)	-
Garbage Chute room (C)	5.9
Lobby (L1-L7)	340.8

Common area	Floor area (m²)
Lift bank (No. 3)	-
UG lobby (B/C)	222.7

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Basement 5	2006.5
Basement 2	3899.2
Bin Holding room	102.3
Plant rooms (B3)	79.8
OSD Tank room	124.8

Common area	Floor area (m²)
Basement 4	3930.2
Basement 1	2898.3
Plant rooms (B5)	8.6
Plant rooms (B2)	104.3
Hydrant Tank room	63.5

Common area	Floor area (m²)
Basement 3	3923.7
Bulk Waste room	77.4
Plant rooms (B4)	24.8
Plant rooms (B1)	83.5
Pump room	37.1

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for Residential flat buildings - Building B

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

3. Commitments for Residential flat buildings - Building C

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building A

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above garage, frame: suspended concrete slab	409.2	polystyrene	-
floors above habitable rooms, frame: suspended concrete slab	1753.8	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer, frame: light steel frame	92.35	-	fibreglass batts or roll
External wall type 2	framed (fibre cement sheet or boards), frame: light steel frame	778.12	-	fibreglass batts or roll
External wall type 3	framed (metal clad), frame: light steel frame	81.5	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	2565.0	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	43.2	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	311.0	-	polystyrene

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	654.0	-	654.0	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	6 star	6 star	-	not specified	5 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	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	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 / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	7.0 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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A001	14.3	6.8	21.100
A002	11.4	10.2	21.600
A003	10.5	13.6	24.100
A004	24.4	9.2	33.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A005	30.4	6.7	37.100
A006	19.00	10.2	29.200
A007	7.8	12.0	19.800
A008	26.2	8.8	35.000
A009	11.8	13.5	25.300
A010	2.3	12.0	14.300
A101	2.3	10.5	12.800
A102	2.1	12.1	14.200
A103	1.50	20.0	21.500
A104	8.60	11.1	19.700
A105	30.0	7.8	37.800
A106	4.10	16.2	20.300
A107	8.8	11.6	20.400
A108	9.6	9.8	19.400
A109	9.60	13.4	23.000
A110	2.4	11.0	13.400
A201	10.8	10.2	21.000
A202	9.8	11.8	21.600
A203	7.8	17.6	25.400
A204	20.0	11.0	31.000
A205	27.0	9.6	36.600
A206	5.5	11.9	17.400
A207	12.80	9.7	22.500
A208	13.40	9.5	22.900
A209	22.6	11.1	33.700
All other dwellings	10.3	11.6	21.900

(c) Common areas and central systems/facilities

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

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

(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
Garbage room (A)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage Chute room (A)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
LG lobby (A)	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	yes
Fire Stairs (A)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Lobby (L1-L2)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 9 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

2. Commitments for Residential flat buildings - Building B

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	4240.2	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	257.6	-	fibreglass batts or roll
External wall type 2	framed (fibre cement sheet or boards),frame:light steel frame	524.8	-	fibreglass batts or roll
External wall type 3	framed (metal clad),frame:light steel frame	1711.5	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	4360.5	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	73.44	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	517.7	-	polystyrene

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	1111.8	-	1111.8	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	6 star	6 star	-	not specified	5 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	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
B701	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	0	yes
All other dwellings	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	7.0 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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B002	5.1	6.9	12.000
B003	4.60	9.6	14.200
B004	9.4	9.9	19.300
B102	8.80	11.9	20.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B103	4.10	17.8	21.900
B104	5.60	16.6	22.200
B105	12.5	11.7	24.200
B106	9.90	9.7	19.600
B201	12.8	8.2	21.000
B202	10.80	10.1	20.900
B203	5.3	12.3	17.600
B204	7.60	12.5	20.100
B205	9.9	9.6	19.500
B206	12.2	8.4	20.600
B301	15.1	8.7	23.800
B302	17.2	14.8	32.000
B303	11.70	10.5	22.200
B304	6.30	13.5	19.800
B305	8.7	8.0	16.700
B306	5.7	12.1	17.800
B307	8.1	12.3	20.400
B308	10.3	9.4	19.700
B309	14.6	8.8	23.400
B401	20.6	10.7	31.300
B402	11.90	14.1	26.000
B403	7.00	11.2	18.200
B404	9.6	7.6	17.200
B405	7.20	11.8	19.000
B406	9.60	11.9	21.500
B407	11.6	7.8	19.400
B408	18.90	11.5	30.400
B501	18.9	11.5	30.400
B502	20.9	17.0	37.900
B503	12.7	13.4	26.100
B504	9.4	8.3	17.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B505	7.00	12.0	19.000
B506	8.8	11.8	20.600
B507	10.4	10.4	20.800
B508	18.10	11.3	29.400
B601	26.5	9.9	36.400
B602	10.9	8.8	19.700
B603	10.40	11.9	22.300
B604	12.2	13.3	25.500
B605	19.90	11.4	31.300
B701	20.7	10.5	31.200
B702	17.7	11.8	29.500
B703	18.4	13.4	31.800
B704	22.2	12.9	35.100
B705	18.30	17.0	35.300
All other dwellings	9.7	10.1	19.800

(c) Common areas and central systems/facilities

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

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

(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
Garbage room (B)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage Chute room (B)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Plant (L3)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
UG lobby (A)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes
Fire Stairs (B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Lobby (L1-L7)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

3. Commitments for Residential flat buildings - Building C

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	4291.5	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	450.8	-	fibreglass batts or roll
External wall type 2	framed (fibre cement sheet or boards),frame:light steel frame	918.4	-	fibreglass batts or roll
External wall type 3	framed (metal clad),frame:light steel frame	1078.7	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	4372.8	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	75.61	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	517.7	-	polystyrene

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	1129.6	-	1129.6	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	6 star	6 star	-	not specified	5 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	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
C004, C007, C108, C208, C308	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	0	yes
All other dwellings	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	7.0 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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
C001	11.1	11.0	22.100
C002	10.1	7.4	17.500
C003	9.3	9.4	18.700
C004	14.1	10.0	24.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
C005	5.6	6.8	12.400
C006	4.00	12.4	16.400
C007	18.5	10.7	29.200
C101	11.6	10.8	22.400
C102	23.40	10.5	33.900
C103	9.1	9.8	18.900
C104	11.3	9.2	20.500
C105	11.40	11.5	22.900
C106	4.50	14.3	18.800
C107	2.3	19.2	21.500
C108	19.0	10.5	29.500
C201	14.2	9.2	23.400
C202	24.3	8.8	33.100
C203	11.3	8.6	19.900
C204	13.90	8.0	21.900
C205	8.80	9.7	18.500
C206	5.2	10.0	15.200
C207	3.3	14.5	17.800
C208	23.0	9.3	32.300
C301	16.10	9.3	25.400
C302	17.30	12.0	29.300
C303	13.7	8.9	22.600
C304	17.80	8.8	26.600
C305	9.3	9.8	19.100
C306	5.6	9.8	15.400
C307	10.40	18.0	28.400
C308	16.80	13.4	30.200
C401	12.4	7.6	20.000
C402	25.1	9.2	34.300
C403	16.90	10.4	27.300
C404	9.9	7.4	17.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
C405	7.7	11.1	18.800
C501	11.5	7.2	18.700
C502	24.6	10.6	35.200
C503	15.8	11.5	27.300
C504	8.4	11.5	19.900
C505	6.0	9.6	15.600
C601	13.40	7.0	20.400
C602	26.3	10.4	36.700
C603	17.80	11.2	29.000
C604	10.40	11.7	22.100
C605	8.50	10.9	19.400
C701	21.80	8.6	30.400
C702	18.5	19.1	37.600
C703	18.6	17.1	35.700
C704	20.0	13.3	33.300
All other dwellings	15.30	11.0	26.300

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 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
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	yes
Garbage room (C)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage Chute room (C)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
UG lobby (B/C)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes
Fire Stairs (C)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Lobby (L1-L7)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

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:	1042.0	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	cavity brick,frame:no frame	386.4	-	-

Internal wall types

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

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - bare internal, frame: no frame	1.0	-	-

Glazing types

Frame types

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

(b) Common areas and central systems/facilities

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

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

(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
Basement 5	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Basement 4	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Basement 3	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Basement 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Basement 1	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Bulk Waste room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bin Holding room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Plant rooms (B5)	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Plant rooms (B4)	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Plant rooms (B3)	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Plant rooms (B2)	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Plant rooms (B1)	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
OSD Tank room	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Hydrant Tank room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
Pump room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R1.0 (~38 mm)
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 41.0 peak kW
Other	Building management system installed?: yes	-

Notes

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

Legend

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

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. 0012369220

Generated on 08 Nov 2025 using AccuRate Home v1.3.3.23

Property

Address 72-88 Water Street,
Strathfield South , NSW , 2136

Lot/DP Lot Z, A&C, S, 2-6 DP 402256, 319354, 394194,
253882

NatHERS Climate Zone 56 Mascot (Sydney Airport)



Accredited assessor

Name Raymond Sleiman

Business name Taylor Smith Consulting

Email rsleiman@taylorsmith.com.au

Phone 02 9890 8002

Accreditation No. DMN/12/1472

Assessor Accrediting Organisation
Design Matters National

Verification

To verify this certificate, scan the QR code or visit www.hstar.com.au/QR/Generate?p=tmYKCiAZw. When using either link, ensure you are visiting www.hstar.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



**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	12.7	11.1
Maximum block 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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012367835	A001	14.3 (N/A)	6.7 (N/A)	21.1	7.9	0
0012367843	A002	11.4 (N/A)	10.3 (N/A)	21.6	7.9	0



Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012367868	A003	10.5 (N/A)	13.6 (N/A)	24.0	7.6	0
0012367876	A004	24.4 (N/A)	9.2 (N/A)	33.7	6.5	0
0012367884	A005	30.4 (N/A)	6.6 (N/A)	37.0	6.1	0
0012367892	A006	19.0 (N/A)	10.2 (N/A)	29.2	7.1	0
0012367900	A007	7.9 (N/A)	12.0 (N/A)	19.8	8.1	0
0012367918	A008	26.2 (N/A)	8.8 (N/A)	35.0	6.4	0
0012367926	A009	11.8 (N/A)	13.5 (N/A)	25.3	7.4	0
0012367942	A010	2.3 (N/A)	12.1 (N/A)	14.3	8.7	0
0012367934	A101	2.3 (N/A)	10.4 (N/A)	12.7	8.9	0
0012367959	A102	2.1 (N/A)	12.1 (N/A)	14.2	8.7	0
0012367975	A103	1.5 (N/A)	20.0 (N/A)	21.5	7.9	0
0012367967	A104	8.6 (N/A)	11.1 (N/A)	19.7	8.1	0
0012367983	A105	30.0 (N/A)	7.9 (N/A)	37.8	6	0
0012368015	A106	4.1 (N/A)	16.2 (N/A)	20.3	8.1	0
0012368007	A107	8.8 (N/A)	11.6 (N/A)	20.4	8.1	0
0012368023	A108	9.6 (N/A)	9.8 (N/A)	19.4	8.2	0
0012368031	A109	9.6 (N/A)	13.4 (N/A)	23.0	7.7	0
0012368049	A110	2.4 (N/A)	11.0 (N/A)	13.4	8.8	0
0012368064	A201	10.8 (N/A)	10.2 (N/A)	21.0	8	0
0012368056-01	A202	9.8 (N/A)	11.8 (N/A)	21.6	7.9	0
0012368072	A203	7.8 (N/A)	17.7 (N/A)	25.5	7.4	0
0012368080	A204	20.0 (N/A)	11.0 (N/A)	31.0	6.9	0
0012368098	A205	27.0 (N/A)	9.6 (N/A)	36.6	6.2	0
0012368114-01	A206	5.5 (N/A)	11.9 (N/A)	17.4	8.4	0
0012368106	A207	12.8 (N/A)	9.7 (N/A)	22.6	7.8	0
0012368122	A208	13.4 (N/A)	9.5 (N/A)	23.0	7.8	0
0012368130	A209	22.6 (N/A)	11.1 (N/A)	33.7	6.5	0
0012368148	A210	10.3 (N/A)	11.5 (N/A)	21.8	7.9	0
0012368155	B001	9.7 (N/A)	10.1 (N/A)	19.7	8.1	0
0012368163	B002	5.1 (N/A)	6.9 (N/A)	12.0	8.9	0
0012368171	B003	4.6 (N/A)	9.6 (N/A)	14.2	8.7	0
0012368189	B004	9.4 (N/A)	9.9 (N/A)	19.3	8.2	0
0012368197	B101	9.7 (N/A)	10.1 (N/A)	19.8	8.1	0
0012368205	B102	8.8 (N/A)	11.9 (N/A)	20.7	8	0



<u>0012368213</u>	B103	4.1 (N/A)	17.7 (N/A)	21.8	7.9	0
<u>0012368221</u>	B104	5.6 (N/A)	16.5 (N/A)	22.1	7.9	0
<u>0012368239</u>	B105	12.5 (N/A)	11.6 (N/A)	24.2	7.6	0
<u>0012368247</u>	B106	9.9 (N/A)	9.7 (N/A)	19.5	8.1	0
<u>0012368254</u>	B201	12.8 (N/A)	8.2 (N/A)	21.0	8	0
<u>0012368262</u>	B202	10.8 (N/A)	10.1 (N/A)	20.9	8	0
<u>0012368270</u>	B203	5.3 (N/A)	12.3 (N/A)	17.6	8.3	0
<u>0012368288</u>	B204	7.6 (N/A)	12.5 (N/A)	20.1	8.1	0
<u>0012368296</u>	B205	9.9 (N/A)	9.7 (N/A)	19.6	8.1	0
<u>0012368304</u>	B206	12.2 (N/A)	8.4 (N/A)	20.6	8	0
<u>0012368312</u>	B301	15.1 (N/A)	8.6 (N/A)	23.7	7.7	0
<u>0012368320</u>	B302	17.2 (N/A)	14.8 (N/A)	32.0	6.8	0
<u>0012368346</u>	B303	11.7 (N/A)	10.5 (N/A)	22.2	7.8	0
<u>0012368338</u>	B304	6.3 (N/A)	13.5 (N/A)	19.8	8.1	0
<u>0012368353</u>	B305	8.7 (N/A)	7.9 (N/A)	16.6	8.4	0
<u>0012368379</u>	B306	5.7 (N/A)	12.1 (N/A)	17.8	8.3	0
<u>0012368361</u>	B307	8.1 (N/A)	12.3 (N/A)	20.4	8.1	0
<u>0012368387</u>	B308	10.3 (N/A)	9.4 (N/A)	19.7	8.1	0
<u>0012368395</u>	B309	14.6 (N/A)	8.8 (N/A)	23.4	7.7	0
<u>0012368411</u>	B401	20.6 (N/A)	10.7 (N/A)	31.3	6.8	0
<u>0012368403</u>	B402	11.9 (N/A)	14.1 (N/A)	26.0	7.4	0
<u>0012368429</u>	B403	7.0 (N/A)	11.1 (N/A)	18.1	8.3	0
<u>0012368452</u>	B404	9.6 (N/A)	7.6 (N/A)	17.2	8.4	0
<u>0012368437</u>	B405	7.2 (N/A)	11.8 (N/A)	18.9	8.2	0
<u>0012368460</u>	B406	9.6 (N/A)	11.8 (N/A)	21.4	7.9	0
<u>0012368478</u>	B407	11.6 (N/A)	7.9 (N/A)	19.5	8.2	0
<u>0012368486</u>	B408	18.9 (N/A)	11.5 (N/A)	30.4	6.9	0
<u>0012368494</u>	B501	18.9 (N/A)	11.5 (N/A)	30.4	6.9	0
<u>0012368502</u>	B502	20.9 (N/A)	17.0 (N/A)	37.9	6	0
<u>0012368510</u>	B503	12.7 (N/A)	13.3 (N/A)	26.0	7.4	0
<u>0012368528</u>	B504	9.4 (N/A)	8.3 (N/A)	17.7	8.3	0
<u>0012368536</u>	B505	7.0 (N/A)	12.0 (N/A)	19.1	8.2	0
<u>0012368544</u>	B506	8.8 (N/A)	11.8 (N/A)	20.5	8	0
<u>0012368551</u>	B507	10.4 (N/A)	10.4 (N/A)	20.8	8	0
<u>0012368569</u>	B508	18.1 (N/A)	11.3 (N/A)	29.3	7.1	0
<u>0012368601</u>	B601	26.5 (N/A)	10.0 (N/A)	36.5	6.2	0
<u>0012368619</u>	B602	10.9 (N/A)	8.8 (N/A)	19.7	8.1	0
<u>0012368627</u>	B603	10.4 (N/A)	12.0 (N/A)	22.4	7.8	0



<u>0012368635</u>	B604	12.2 (N/A)	11.3 (N/A)	23.6	7.7	0
<u>0012368643</u>	B605	19.9 (N/A)	11.4 (N/A)	31.3	6.8	0
<u>0012368650</u>	B701	20.7 (N/A)	10.7 (N/A)	31.4	6.8	0
<u>0012368668</u>	B702	17.7 (N/A)	11.8 (N/A)	29.5	7.1	0
<u>0012368676</u>	B703	18.4 (N/A)	13.4 (N/A)	31.9	6.8	0
<u>0012368684</u>	B704	22.2 (N/A)	12.9 (N/A)	35.1	6.4	0
<u>0012368692</u>	B705	18.3 (N/A)	16.9 (N/A)	35.2	6.3	0
<u>0012368700</u>	C001	11.1 (N/A)	11.0 (N/A)	22.1	7.9	0
<u>0012368718</u>	C002	10.1 (N/A)	7.4 (N/A)	17.5	8.4	0
<u>0012368726</u>	C003	9.3 (N/A)	9.4 (N/A)	18.7	8.2	0
<u>0012368734</u>	C004	14.1 (N/A)	10.0 (N/A)	24.0	7.6	0
<u>0012368742</u>	C005	5.6 (N/A)	6.8 (N/A)	12.3	8.9	0
<u>0012368759</u>	C006	4.0 (N/A)	12.3 (N/A)	16.4	8.4	0
<u>0012368767</u>	C007	18.5 (N/A)	10.7 (N/A)	29.1	7.1	0
<u>0012368775</u>	C101	11.6 (N/A)	10.7 (N/A)	22.3	7.8	0
<u>0012368791</u>	C102	23.4 (N/A)	10.6 (N/A)	34.0	6.5	0
<u>0012368809</u>	C103	9.1 (N/A)	9.9 (N/A)	19.0	8.2	0
<u>0012368817</u>	C104	11.3 (N/A)	9.2 (N/A)	20.5	8	0
<u>0012368825</u>	C105	11.4 (N/A)	11.5 (N/A)	22.9	7.8	0
<u>0012368833</u>	C106	4.5 (N/A)	14.2 (N/A)	18.7	8.2	0
<u>0012368841</u>	C107	2.3 (N/A)	19.2 (N/A)	21.5	7.9	0
<u>0012368858</u>	C108	19.0 (N/A)	10.6 (N/A)	29.6	7	0
<u>0012368866</u>	C201	14.2 (N/A)	9.2 (N/A)	23.4	7.7	0
<u>0012368874</u>	C202	24.3 (N/A)	8.8 (N/A)	33.2	6.6	0
<u>0012368882</u>	C203	11.3 (N/A)	8.6 (N/A)	19.9	8.1	0
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<u>0012368916</u>	C206	5.2 (N/A)	9.9 (N/A)	15.2	8.6	0
<u>0012368924</u>	C207	3.3 (N/A)	14.5 (N/A)	17.8	8.3	0
<u>0012368932</u>	C208	23.0 (N/A)	9.3 (N/A)	32.3	6.7	0
<u>0012368940</u>	C301	16.1 (N/A)	9.3 (N/A)	25.3	7.4	0
<u>0012368957</u>	C302	17.3 (N/A)	12.0 (N/A)	29.3	7.1	0
<u>0012368999</u>	C303	13.7 (N/A)	8.9 (N/A)	22.6	7.8	0
<u>0012368973</u>	C304	17.8 (N/A)	8.9 (N/A)	26.7	7.3	0
<u>0012368965</u>	C305	9.3 (N/A)	9.8 (N/A)	19.1	8.2	0
<u>0012368981</u>	C306	5.6 (N/A)	9.9 (N/A)	15.4	8.6	0
<u>0012369005</u>	C307	10.4 (N/A)	18.0 (N/A)	28.4	7.2	0
<u>0012369013</u>	C308	16.8 (N/A)	13.4 (N/A)	30.1	6.9	0



<u>0012369021</u>	C401	12.4 (N/A)	7.6 (N/A)	20.0	8.1	0
<u>0012369047</u>	C402	25.1 (N/A)	9.2 (N/A)	34.2	6.4	0
<u>0012369039</u>	C403	16.9 (N/A)	10.4 (N/A)	27.3	7.3	0
<u>0012369054</u>	C404	9.9 (N/A)	7.5 (N/A)	17.3	8.4	0
<u>0012369062</u>	C405	7.7 (N/A)	11.2 (N/A)	18.9	8.2	0
<u>0012369070</u>	C501	11.5 (N/A)	7.2 (N/A)	18.7	8.2	0
<u>0012369096</u>	C502	24.6 (N/A)	10.7 (N/A)	35.3	6.3	0
<u>0012369088</u>	C503	15.8 (N/A)	11.4 (N/A)	27.3	7.3	0
<u>0012369104</u>	C504	8.4 (N/A)	11.5 (N/A)	19.9	8.1	0
<u>0012369112</u>	C505	6.0 (N/A)	9.6 (N/A)	15.6	8.6	0
<u>0012369120</u>	C601	13.4 (N/A)	7.0 (N/A)	20.4	8.1	0
<u>0012369138</u>	C602	26.3 (N/A)	10.4 (N/A)	36.8	6.2	0
<u>0012369153</u>	C603	17.8 (N/A)	11.2 (N/A)	29.0	7.1	0
<u>0012369146</u>	C604	10.4 (N/A)	11.7 (N/A)	22.0	7.9	0
<u>0012369161</u>	C605	8.5 (N/A)	10.9 (N/A)	19.5	8.2	0
<u>0012369179</u>	C701	21.8 (N/A)	8.6 (N/A)	30.4	6.9	0
<u>0012369195</u>	C702	18.5 (N/A)	19.1 (N/A)	37.6	6.1	0
<u>0012369187</u>	C703	18.6 (N/A)	17.1 (N/A)	35.7	6.3	0
<u>0012369203</u>	C704	20.0 (N/A)	13.3 (N/A)	33.3	6.6	0
<u>0012369211</u>	C705	15.3 (N/A)	11.0 (N/A)	26.3	7.4	0

Explanatory notes

About this ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.

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

Accredited Assessors

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

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

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

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

Disclaimer



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

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

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

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



Registrations and Nominated Architects
 ACT: Ray Brown 2528
 NSW: Ray Brown 6359, Mark van den Enden 7593,
 Robert Ousey 10214, Lawrence Toaldo 10255
 NT: Architectus Australia Pty Ltd AR750
 QLD: Lawrence Toaldo 3117
 SA: Architectus Australia 3426
 TAS: Architectus Australia F109
 VIC: Architectus Australia 51176
 WA: Architectus Australia 3209, Ray Brown 2929



approved	scale	1 : 200 @A1
prepared	JK,KY project no	PROJ

project

72-88 Water Street. Strathfield South

WANGAL COUNTRY

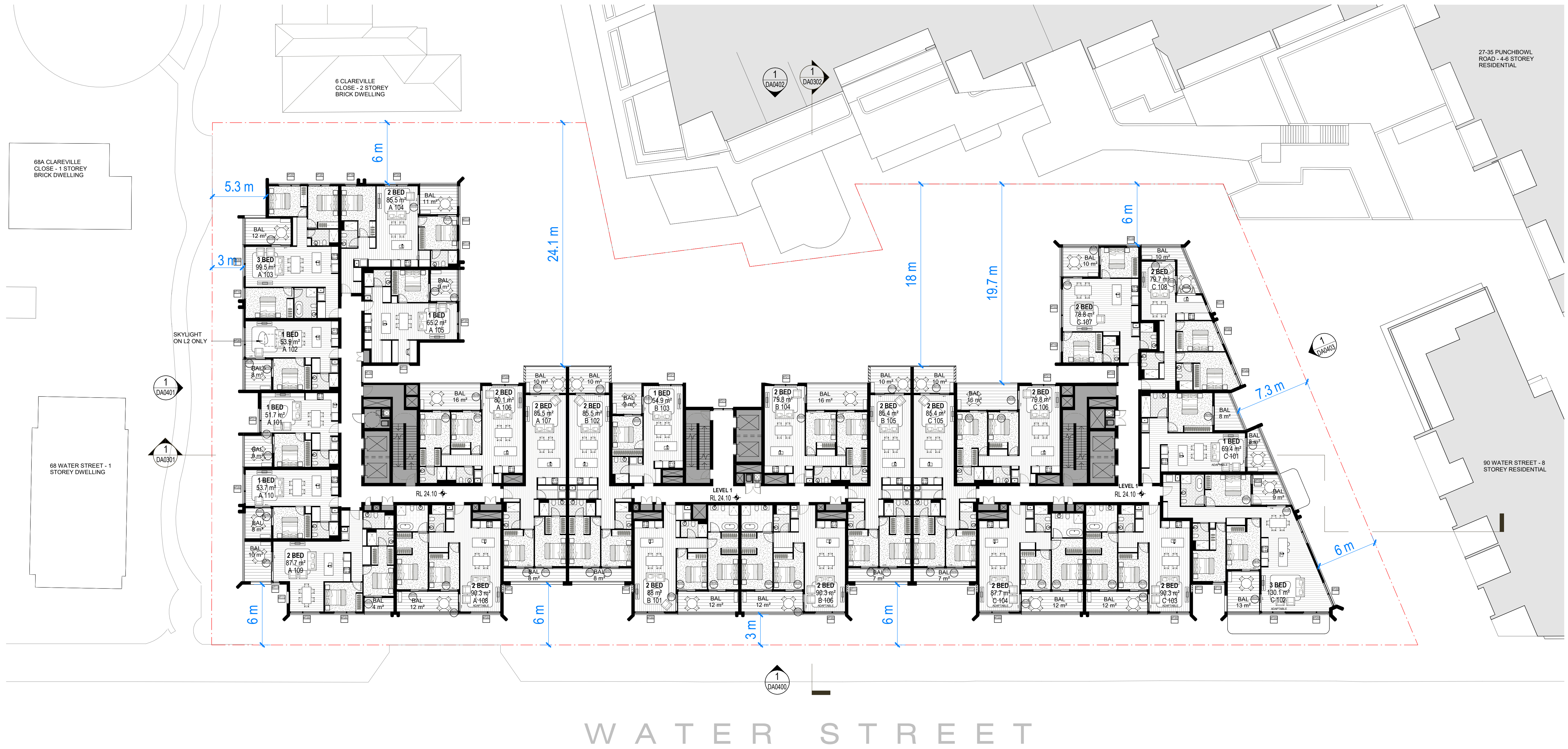
drawing

MEZZANINE

drawing no. revision

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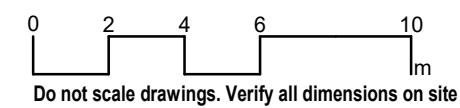
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Registrations and Nominated Architects

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APARTMENT MIX - LEVEL 1		
Level	UNIT TYPE	NO. OF UNITS
LEVEL 1	1 BED	6
LEVEL 1	2 BED	16
LEVEL 1	3 BED	2
Grand total		24

client



Registrations and Nominated Architects
ACT: Ray Brown 2528
NSW: Ray Brown 6359, Mark van den Enden 7593,
 Robert Ousey 10214, Lawrence Toaldo 10255
NT: Architectus Australia Pty Ltd AR750
QLD: Lawrence Toaldo 3117
SA: Architectus Australia 3426
TAS: Architectus Australia F109
VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

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project	
72-88 Water Street, Strathfield South	
WANGAL COUNTRY	
drawing	
SECTION A	
drawing no.	revision
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/11/2025 4:14:04 PM



A horizontal row of 18 different material and texture samples. From left to right: 1. A red brick wall texture. 2. A light brown brick wall texture. 3. A white brick wall texture. 4. A dark brown brick wall texture. 5. A light brown brick wall texture. 6. A dark brown brick wall texture. 7. A light brown brick wall texture. 8. A dark brown brick wall texture. 9. A light brown brick wall texture. 10. A dark brown brick wall texture. 11. A light brown brick wall texture. 12. A dark brown brick wall texture. 13. A light brown brick wall texture. 14. A dark brown brick wall texture. 15. A light brown brick wall texture. 16. A dark brown brick wall texture. 17. A light brown brick wall texture. 18. A dark brown brick wall texture.

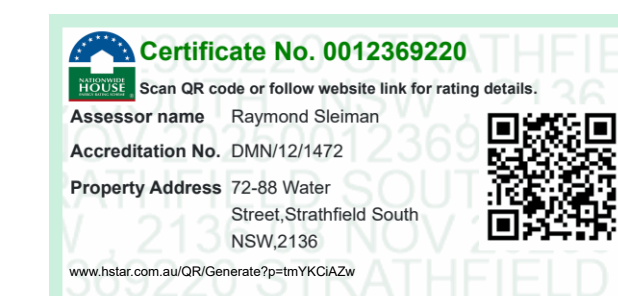


Registrations and Nominated Architects
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NSW: Ray Brown 6359, Mark van den Enden 7593,
Robert Ousey 10214, Lawrence Toaldo 10255
NT: Architectus Australia Pty Ltd AR750
QLD: Lawrence Toaldo 3117
SA: Architectus Australia 3426
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WA: Architectus Australia 3209, Ray Brown 2929

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drawing

drawing no. _____ revision _____

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0 2 4 6 10m

Do not scale drawings. Verify all dimensions on site

Registrations and Nominated Architects
 ACT: Ray Brown 2528
 NSW: Ray Brown 6359, Mark van den Enden 7593
 Robert Ousey 10214, Lawrence Toaldo 10255
 NT: Architectus Australia Pty Ltd AR750
 QLD: Lawrence Toaldo 3117
 SA: Architectus Australia 3426
 TAS: Architectus Australia F109
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prepared	project no	PROJ



PROJ-ARC-DRW-DA0403 A

The image displays a series of architectural drawings for window and door profiles, organized into four rows. Each drawing shows a cross-section of the profile with dimensions and labels.

Row 1: Door Profiles (DG101 to DG111)

- Dimensions: 780, 1700, 1800, 1800, 2000, 2200, 2400, 2400, 2400, 3000, 3000.
- Labels: DG101, DG102, DG103, DG104, DG105, DG106, DG107, DG108, DG109, DG110, DG111.

Row 2: Door Profiles (DG201 to DG302)

- Dimensions: 2112, 2112, 1912, 1912, 1000, 2980, 2100, 1200, 1600, 1082, 1082.
- Labels: DG201, DG202, DG203, DG204, DG205, DG206, DG207, DG208, DG209, DG301, DG302.

Row 3: Window Profiles (WT101 to WT120)

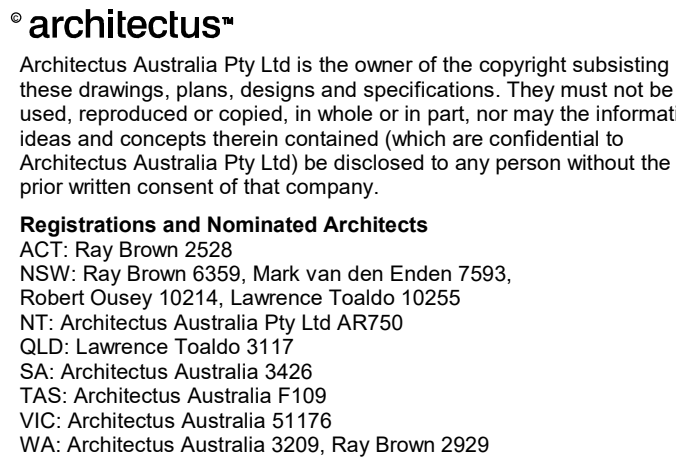
- Dimensions: 1000, 1200, 1200, 1000, 1000, 1700, 1700, 1000, 1000, 1200, 1200, 1200, 1200, 800, 800, 900, 900, 850, 1200, 1200.
- Labels: WT101, WT102, WT103, WT104, WT105, WT106, WT107, WT108, WT109, WT110, WT111, WT112, WT113, WT114, WT115, WT116, WT117, WT118, WT119, WT120.

Row 4: Window Profiles (WT201 to WT219)

- Dimensions: 2200, 2200, 2400, 2400, 2600, 2600, 3000.
- Labels: WT201, WT202, WT203, WT204, WT205, WT206, WT207.

Row 5: Window Profiles (WT220 to WT224)

- Dimensions: 2700, 2700, 3900, 3900, 3000.
- Labels: WT220, WT221, WT222, WT223, WT224.

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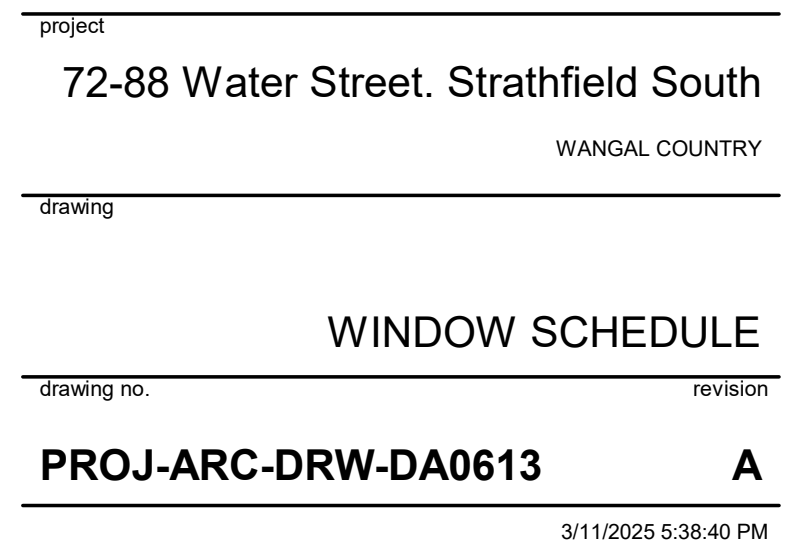
JRB Terrigal Pty Ltd

Adelaide
Brisbane
Canberra
Gold Coast
Melbourne
Newcastle
Perth
Sydney
Townsville

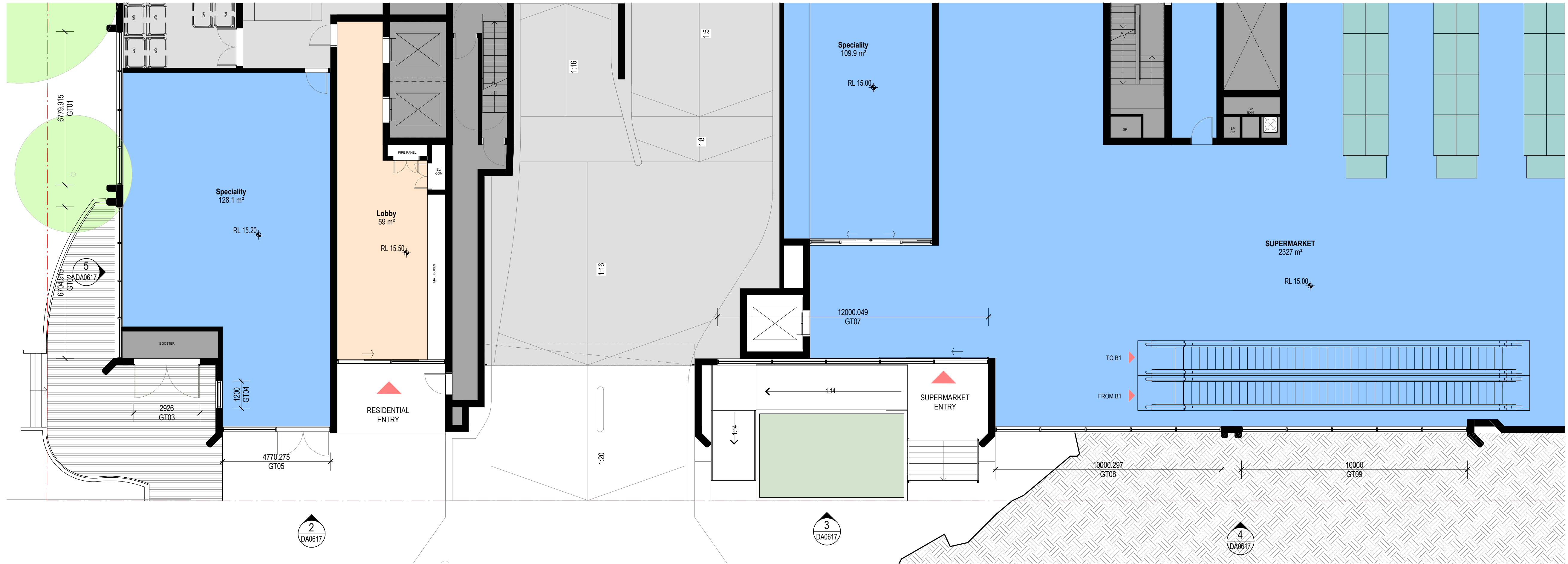
Gadigal Country
Level 17, 25 Martin Place
Sydney NSW 2000
T (61 2) 8252 8400
sydney@architectus.com.au

ABN 90 131 245 684

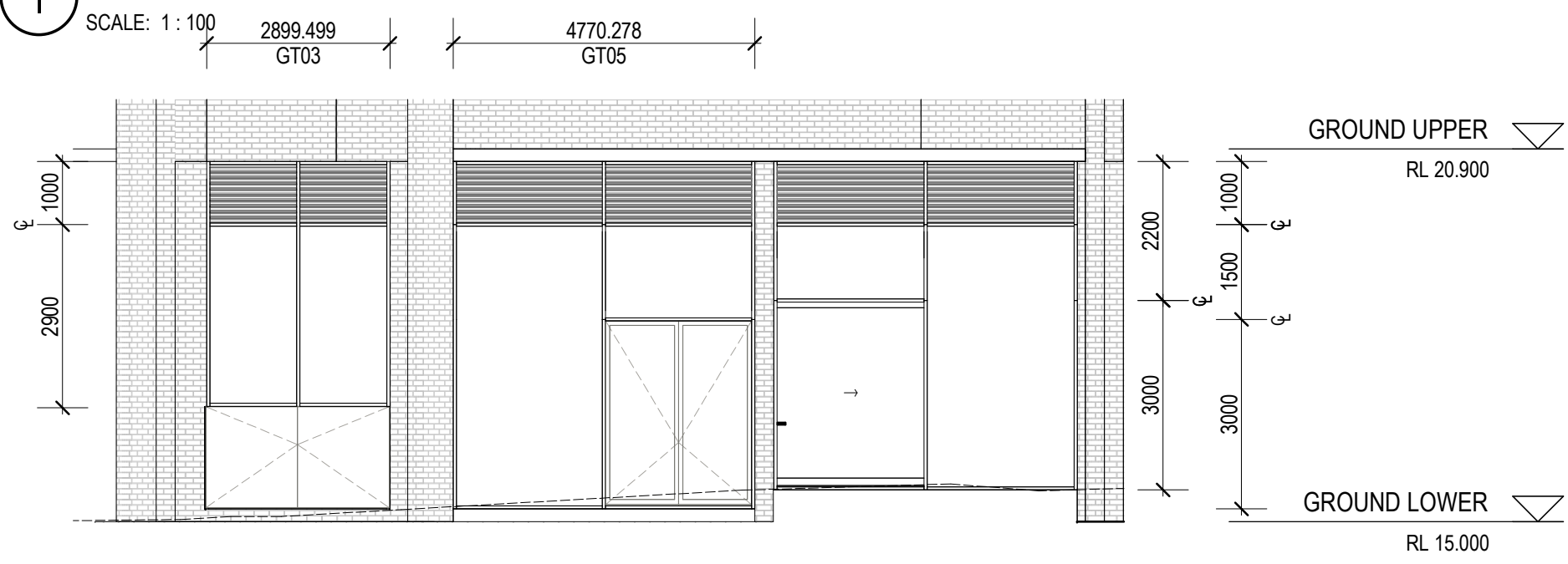
approved	scale	1 : 100 @A1
prepared	KL project no	PROJ



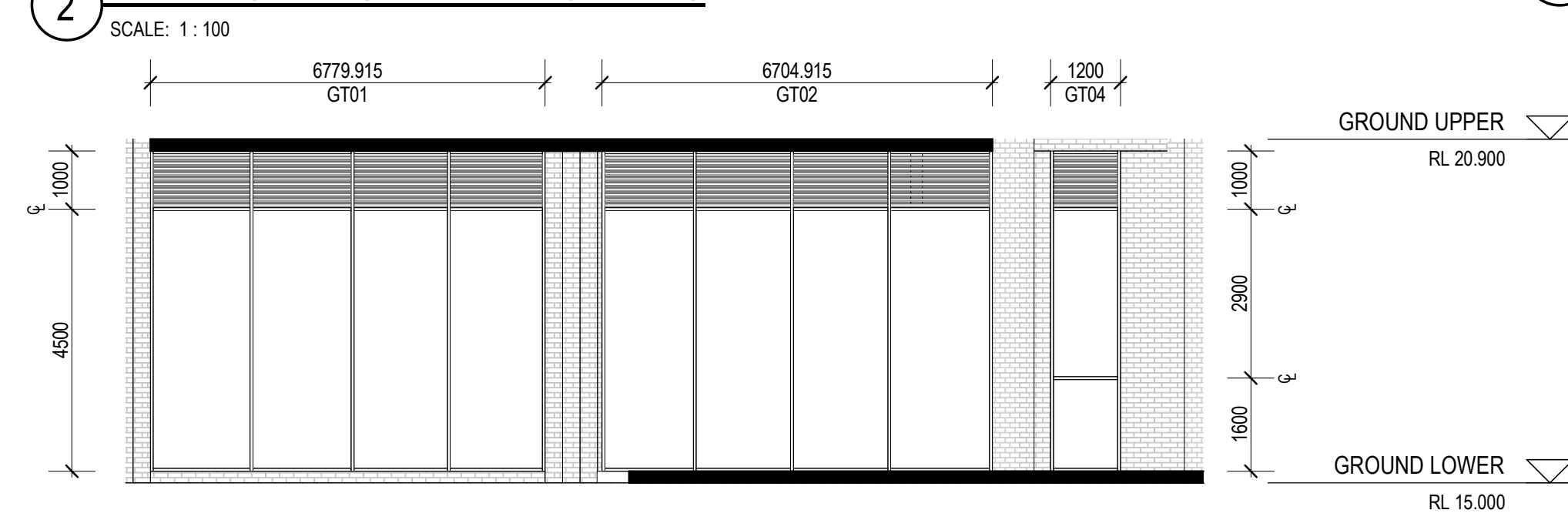
THIS WINDOW SCHEDULE IS PROVIDED FOR COORDINATION
WITH THE ESD CONSULTANT AND IS NOT INCLUDED IN THE SSDA SUBMISSION



GROUND LOWER FLOOR WESTERN RETAIL FACADE ELEVATION



② ELEVATION WEST - RETAIL GLAZING



5 ELEVATION NORTH - RETAIL GLAZING

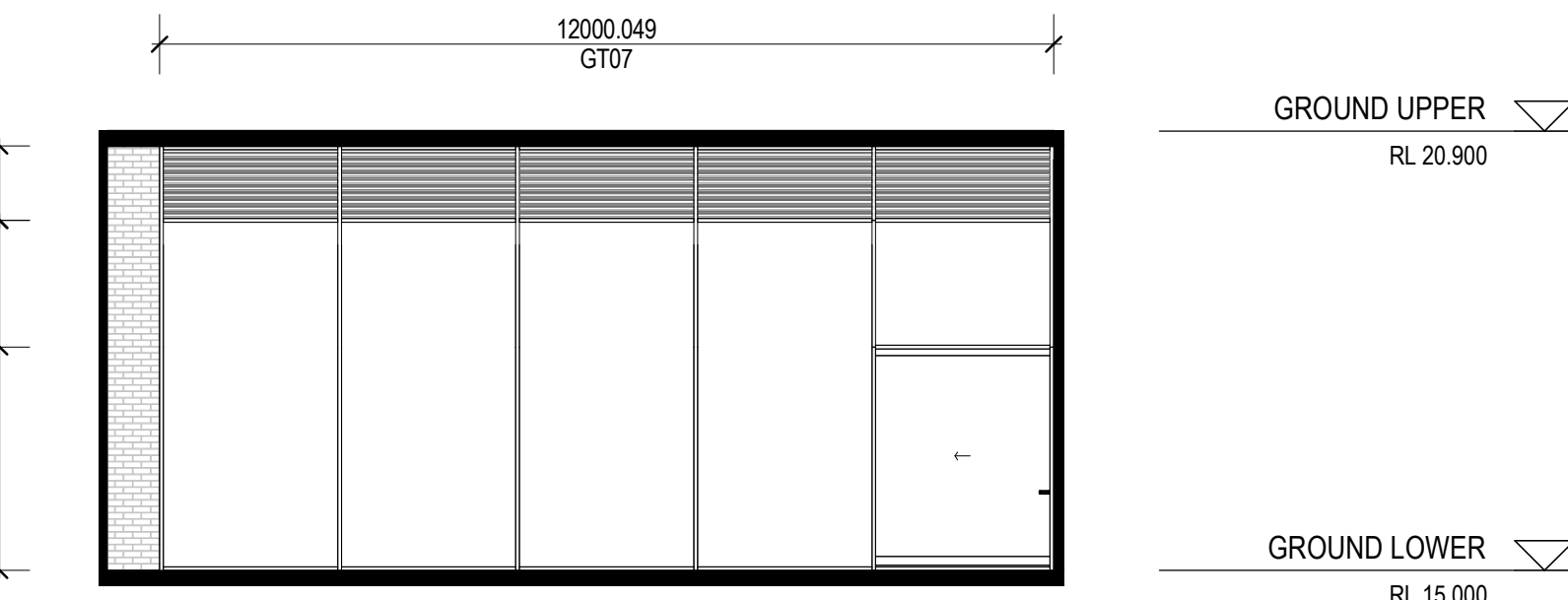



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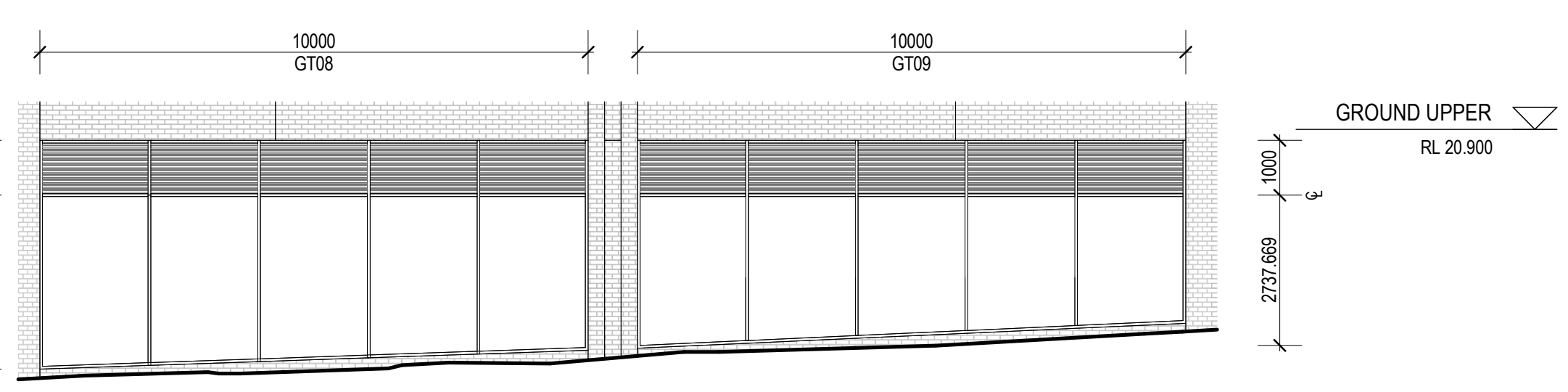
Registrations and Nominated Architects
 ACT: Ray Brown 2528
 NSW: Ray Brown 6359, Mark van den Enden 7593,
 Robert Ossey 10214, Lawrence Todd 10255
 NT: Architects Australia Pty Ltd AR750
 QLD: Lawrence Todd 3147
 SA: Architects Australia 3426
 TAS: Architects Australia T109
 VIC: Architects Australia 5176
 WA: Architects Australia 3209, Ray Brown 2529

[illegible]

② ELEVATION WEST - SUPERMARKET ENTRY GLAZING



4 ELEVATION WEST - SUPERMARKET SHOPFRONT GLAZING



client

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approved	scale	1 : 100 @A1
prepared	KL project no	PROJ

project

72-88 Water Street. Strathfield South

WANGAL COUNTRY

GLAZING ELEVATIONS

drawing no. _____ revision _____

PROJ-ARC-DRW-DA0617 A

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Architectural floor plan of the lobby area, showing a large open space with a staircase, a reception desk, and a seating area. The plan includes dimensions for various sections and labels for doors and windows. A red line indicates a boundary or path. The plan is oriented with a north arrow pointing towards the top right.

Key features and dimensions:

- LOBBY** 94 m²
- Staircase area: 2750 GT10
- Reception desk area: 5674.955 GT11
- Seating area: 2569.347 GT13
- Entrance area: 3697.362 GT14
- Exit area: 2145.963 GT12
- Door labels: 2, 3, DA0618
- Window labels: GT10, GT11, GT12, GT13, GT14

2750
GT10

5674.955
GT11

500

2500

LEVEL 1
RL 24.100

GROUND UPPER
RL 20.900

2 ELEVATION WEST - RESIDENTIAL LOBBY ENTRY GLAZING

SCALE: 1:100

2157.909
GT12

2399.947
GT13

3957.382
GT14

8515.238

2500

LEVEL 1
RL 24.100

GROUND UPPER
RL 20.900

[illegible]

approved	scale	1 : 100 @A1
prepared	KL project no	PROJ

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