

BASIX Compliance Report

Mixed Use Development

33 – 37 Herbert Street, St Leonards

Project No.	P02799
Revision	02
Issued	23 th April 2026
Client	Aqualand St Leonard Development Pty Ltd (Aqualand)



E-LAB Consulting
Where Engineering and Science Inspire Design.





Issue And Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	13.04.2026	Draft SSDA Issue	SE	NA/AK
02	23.04.2026	SSDA Issue	SE	NA/AK
03				
04				

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

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

Engineering Lab NSW Pty Ltd

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E-LAB Consulting

Alex Kobler | Director
Sustainability

Table of Contents

1	Introduction.....	1
1.1	Project Overview.....	1
1.2	The Site.....	2
1.3	Background.....	2
1.4	Vision for the Development.....	3
1.5	Design Documentation.....	3
2	BASIX Summary.....	4
2.1	Overview.....	4
2.2	BASIX Certification Details.....	4
2.3	Energy Modelling Software.....	4
3	BASIX Energy.....	5
3.1	Energy.....	5
4	BASIX Thermal Comfort.....	8
4.1	Thermal Comfort.....	8
5	BASIX Water.....	10
5.1	Water.....	10
6	Results.....	11

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



Executive Summary

This BASIX Report has been prepared by E-LAB Consulting on behalf of Aqualand St Leonard Development Pty Ltd to support a State Significant Development Application (**SSDA**) SSD- 88511459 for the site at 33 – 37 Herbert Street, St Leonards.

The Minister for Planning, or delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

The purpose of this report is to identify and confirm the minimum requirements necessary to achieve compliance with the legislated BASIX targets for certification. This report has been prepared in support of a State Significant Development Application (SSDA), reference SSD-88511459, for the subject site.

E-LAB has undertaken an assessment of the proposed development and confirms that, based on the current design and the inputs applied within the BASIX assessment, the project is capable of achieving compliance with BASIX requirements. The specific performance measures and commitments required to meet these targets are detailed within this report.

This report presents the outcomes of the BASIX assessment and outlines how each component of the development meets the minimum legislated BASIX benchmarks. It also identifies the sustainability initiatives incorporated into the design to support BASIX certification. The minimum compliance requirements are outlined below:

Table 1: BASIX Summary

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

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

1 Introduction

This Basix Report has been prepared by E-LAB Consulting on behalf of Aqualand St Leonard Development Pty Ltd to support a State Significant Development Application (SSDA) SSD- 88511459 for the site at 33 – 37 Herbert Street, St Leonards.

The Minister for Planning, or delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 21 August 2025 (SSD- 88511459). Specifically, this report has been prepared to respond to the following SEARs:

SEARs Item	Description of issue and assessment requirements	Section Reference
Section 15 – Ecologically Sustainable Development (ESD)	Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development	BASIX Report – Section 3 – BASIX Energy Section 4 – BASIX Thermal Comfort Section 5 – BASIX Water

1.1 Project Overview

The SSDA seeks development consent for the following:

- Demolition of the existing buildings on site apart from the two-level, basement structure which is to be retained, adapted and reused for car parking;
- Site excavation, and other preparatory site works;
- Construction and operation of a part 13 storey and part 39 storey mixed use development comprising:
 - Approximately 413 dwellings including 46 affordable housing dwellings located on Levels 2 to 37 (excluding Level 4);
 - Shared amenities and landscaped communal open space on Level 4;
 - Approximately 5,918m² of non-residential (commercial/ retail) GFA located on Ground and Level 1;
 - Car parking spaces within the basement and podium; and
 - Ground floor loading and servicing;
- Associated landscaping works; and
- Augmentation of utilities and infrastructure.

Amend the Willoughby Local Environmental Plan (WLEP 2012) as follows:

- Rezone the subject site from E4 General Industrial to MU1 Mixed Use;
- Establish maximum height of RL 209.3m AHD;
- Amend maximum FSR from 1:1 to 7.15:1; and
- Establish non-residential FSR of 1:1.

1.2 The Site

The site is located at 33-37 Herbert Street, St Leonards on Cammeraygal Country and is legally described as Lot 1 & 2 in DP 744175, Lot 3 in DP 772072, and Lot 1 in DP 115615. The site has an irregular shape with a total area of approximately 5,919m², comprising two street frontages: a primary western frontage to Herbert Street of approximately 135m and a secondary northern frontage to Ella Street of approximately 65m.

The site is located in the Willoughby local government area (LGA), positioned 4.5km north of the Sydney CBD and 3km from the North Sydney CBD, with proximity to the centres of St Leonards and Chatswood. No. 33 Herbert Street is currently occupied by a three storey commercial building comprising retail and commercial office tenancies with basement parking, while No. 37 Herbert Street contains a single level retail showroom/warehouse building.

The site is in a highly accessible area, located approximately 400m walking distance from St Leonards train station and approximately 1km walking distance from the Crows Nest Metro station. The site benefits from its proximity to established commercial centres and excellent public transport connections, open space and critical health infrastructure.

The location of the site is illustrated in Figure 1.



Figure 1: Site Location (source: URBIS)

1.3 Background

On 15 November 2024, the NSW Government announced the creation of the Housing Delivery Authority (HDA) to accelerate the delivery of new homes and help meet the housing targets of the National Housing Accord. Following the establishment of the HDA, expressions of interest (EOI) opened on 8 January 2025.

The applicant submitted an EOI for an SSDA and concurrent rezoning proposal on 11 February 2025.

At its Briefing on 4 April 2025, the HDA recommended to the Minister that the applicant's project be declared SSDA, for the reason that it sufficiently satisfied the objectives and criteria of the HDA. The project was declared as SSD in the State Significant Development Declaration Order 2025 (No 5) (14 April 2025).

On 10 July 2025, the applicant submitted a Scoping Report requesting project-specific SEARs to progress the SSDA and concurrent rezoning pursuant to the successful EOI nomination and Minister's SSD declaration.

On 21 August 2025, DPHI issued the project-specific SEARs and Guidance for Concurrent Rezoning Report.

1.4 Vision for the Development

The principal objective of the proposed development is to provide well-located housing in response to the following:

- The well-publicised shortage of appropriate and affordable housing options;
- The well-publicised shortage of appropriate market housing options;
- Declining housing affordability and the increasing demand for all forms of housing; and
- A general shift towards sustainable higher density living closer to public transport and employment uses.

The proposal seeks to address these issues by providing additional housing in the strategically significant St Leonards Transit Oriented Development (TOD) precinct, which has transitioned to a high-rise, mixed-use centre with residential uses as the primary function. Specifically, the key objectives of the proposed development are to:

- Respond to Sydney's housing challenges by delivering high quality market and affordable housing in a highly accessible TOD location with direct connectivity to St Leonards train station and Crows Nest Metro, contributing to NSW's affordable housing targets and the State Government's target for 47,800 new homes within transport hubs over the next 15 years;
- Optimise the development potential of this strategically located site, delivering a high-rise built form outcome consistent with the emerging character of the St Leonards centre;
- Deliver diverse housing typologies that respond to local market demand for different household types, tenures, and price points;
- Provide high quality, employment generating floor space within the podium levels;
- Deliver a high quality, contemporary, activated building that contributes to a vibrant and lively public domain and community;
- Incorporate a mixed-use approach integrating commercial, retail and residential land uses;
- Improve pedestrian and vehicular accessibility while encouraging direct connection to public transport and the existing street network; and
- Appropriately respond to neighbouring development and the public domain through podium and tower built form with appropriate setbacks and massing, protecting key views and minimising environmental impacts.

1.5 Design Documentation

This assessed is based on the Architectural Package provided by fjcstudio issued as Revision 07 For Information dated 02.04.2026 and 11.02.2026.



2 BASIX Summary

2.1 Overview

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

E-LAB Consulting have completed modelling of all sections of the BASIX assessment; Water, Thermal Comfort and Energy for the Mixed development at 33-37 Herbert Street, St Leonards, NSW, 2065.

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

Table 2: BASIX Summary

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

2.2 BASIX Certification Details

Table 3: Project Summary

Category	Entry
Project Name	33-37 Herbert Street, St Leonards Mixed Use Development, 2065, NSW
Local Government Area	Willoughby City Council
Plan Type	Deposited Plan (DP)
Plan No.	Lot 1 & 2 in DP 744175, Lot 3 in DP 772072 and Lot 1 in DP 115615
No. of Residential Buildings	2 buildings
Total Number of Units	413
Project Type	Residential Flat Buildings
BASIX Certificate Number	1842693M_4

2.3 Energy Modelling Software

Simulation method in BASIX has been used to show the thermal comfort compliance. For energy simulations, FirstRate5 (Version 5.5.4 (3.22)) has been used which is approved under Thermal comfort protocol of BASIX since March 2023. This method does not guarantee or warrantee the performance in practical world as it only considers a simplified and idealistic building.

3 BASIX Energy

3.1 Energy

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

Table 4: BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Centralized Gas -Fired Storage (Manifolded) with external piping insulation of R1.0 for both internal and external.
Cooking	Gas cooktop & electric oven
Mechanical heating and cooling	Cooling: Centralised variable refrigerant volume units with energy source of electric driven compress and heat rejection method of air-cooled condenser and unit efficiency of medium COP 3.5-5.5 Heating: Centralised fan coil + heater water and energy source of gas boiler
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, open to façade or roof– Manual on/off Kitchen range hood: Individual fan, open to façade or roof– Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Cloth Drying Line	Indoor clothes drying line: No Private outdoor clothes drying line: No
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4.0 Star Energy Rated (To all apartments) Clothes Dryers: Minimum 8.0 Star Energy Rated (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common clothes dryer facilities
Photovoltaic Array	88 kW
Building Management System (BMS)	Yes
Vertical transport	All Lifts: Gearless Traction with VVVF Motor and Regenerative Drive (< 1001 kg)
Outdoor Swimming Pool and Spa	Electric Heat Pump with controlled timer
Indoor Cold Plunge (Spa)	Electric Heat Pump with controlled timer
Sauna	Electric Resistance with controlled by BMS



Common area Ventilation & artificial lighting

Common area name	Area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
A_Sauna	15.58	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching
A_Shower	50.77	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching
A_Gym	270.44	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching
A_Yoga	16.56	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching
Resi Car Park	10,683.78	Ventilation (supply + exhaust)	Carbon monoxide monitor + VSD fan	LED	Zone Switching with motion sensor
Share Carpark	3,831.18	Ventilation (supply + exhaust)	Carbon monoxide monitor + VSD fan	LED	Zone Switching with motion sensor
Substation	109.56	Ventilation supply only	Thermostatically controlled	LED	Manual on/ manual off
Switch Room	47.32	Ventilation supply only	Thermostatically controlled	LED	Manual on/ manual off
A_Bin Room	68.79	Ventilation exhaust only	n/a	LED	Motion Sensor
Resi Waste	168.74	Ventilation exhaust only	n/a	LED	Motion Sensor
A_Bar Room	65.57	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
A_Game Room	24.9	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
A_Golf Simulator	29.25	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
A_Lounge	73.87	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
B_Communal Room	199.21	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
B_Library	49.62	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
B_Private Dining Room	117.9	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
B_Catering Kitchen	23.74	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor

B_Study	5.46	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
Fire Control Room	23.94	Ventilation supply only	Thermostatically controlled	LED	Manual on/manual off
Mechanical	54.83	Ventilation supply only	Thermostatically controlled	LED	Manual on/manual off
Plant	132.39	Ventilation supply only	Thermostatically controlled	LED	Manual on/manual off
Resi Plant	743.34	Ventilation supply only	Thermostatically controlled	LED	Manual on/manual off
Storage	136.5	Ventilation supply only	Thermostatically controlled	LED	Manual on/manual off
A_Fire Stair	889.42	No mechanical ventilation	n/a	LED	Zone Switching with motion sensor
B_Fire Stair	206.24	No mechanical ventilation	n/a	LED	Zone Switching with motion sensor
B_Toilet	33.06	Ventilation (supply + exhaust)	Time clock or BMS controlled	LED	Zone Switching with motion sensor
Shared Fire Stair	423.74	No mechanical ventilation	n/a	LED	Zone Switching with motion sensor
Office	12.82	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
A_Lobby	198.84	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
B_Lobby	123.31	Air conditioning system	Time clock or BMS controlled	LED	Zone Switching with motion sensor
A_Corridor	2,243.34	Ventilation supply only	Time clock or BMS controlled	LED	Zone Switching with motion sensor
B_Corridor	914.64	Ventilation supply only	Time clock or BMS controlled	LED	Zone Switching with motion sensor
Lift Banks	-	-	-	LED	Connected to Lift Call Button



4 BASIX Thermal Comfort

4.1 Thermal Comfort

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

Table 5: BASIX Thermal Comfort Requirements

Design Element	Compliance Criteria
	Two sets of glazing performance have been used for the development as “Standard”, “High Performance” options to make sure all units depend on their orientation and performance can comply the thermal comfort target. The “Standard” glazing performance option has been used throughout the development unless mentioned in the “High Performance Glazing” in the following. Standard Performance Glazing: <u>Fixed and Sliding Windows/doors</u> Total System U-Value = 3.10 (equal to or less than) Total System SHGC = 0.27 (+/- 5%) <u>Casement & Awning Windows /doors</u> Total System U-Value = 3.1 (equal to or less than) Total System SHGC = 0.27 (+/- 5%)
Glazed Doors / Windows	High Performance Glazing: <u>Fixed and Sliding Windows/doors</u> Total System U-Value = 2.3 (equal to or less than) Total System SHGC = 0.25 (+/- 5%) <u>Casement & Awning Windows /doors</u> Total System U-Value = 2.3 (equal to or less than) Total System SHGC = 0.19 (+/- 5%) Applies only for Units: 201, 301, N1003, N1103, N1203, N1207, N1208, N503, N506, N508, N509, N603, N608, N609, N703, N708, N709, N803, N903, S1010, S1110, S1210, S1310, S1410, S1510, S1610, S1710, S1810, S1910, S2010, S2110, S2210, S2310, S2410, S2510, S2610, S2708, S2803, S2804, S2808, S2909, S3009, S3109, S3209, S3307, S3309, S3401, S3409, S3509, S3609, S3701, S3702, S3703, S3704, S3705, S3706, S3707, S3708, S3709, S506 Operability – max available while meeting window safety device requirements defined in the BCA. Note – all glazing systems are whole of system, including glazing and frame systems.
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls. Minimum nominal 20mm unventilated non-reflective airgap. R0.2 thermal break required for the metal stud frame for thermal bridging controls

Walls to Non-Conditioned Zones:	Added R1.5 bulk insulation for all internal walls between apartment units and non-conditioned enclosed internal zones without thermal break.
Exposed Roofs (Below Non-Conditioned spaces or open air)	R4.0 or R4.5soffit slab insulation to all units with exposed ceiling to non-conditioned or outside as highlighted in Appendix C Medium colour.
Exposed Floor (Over Non-Conditioned spaces or open air)	R2.5 soffit slab insulation to all units with exposed floor to non-conditioned or outside
Floors Covering	Hybrid timber throughout Tile for wet areas.
Insulation Penetrations	Exhaust fans have been modelled as "Sealed" and 1 per bathroom, 1 per laundry if available and 1 per kitchen. As a lighting plan/RCP is not yet available, downlights have been modelled as "Sealed" at a scale of 1 downlight/ 5m2.



5 BASIX Water

5.1 Water

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

Table 6: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (> 6.0 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 4 Star WELS Rated Kitchen Sink Taps: Minimum 4 Star WELS Rated
Fixtures within common areas	Showers: Minimum 4 Star (> 6.0 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 4 Star WELS Rated
Central cooling system	No private water meter been installed No conductivity controller been installed
Fittings/Appliances within units	Clothes Washer: NA Dishwasher: Minimum 4.0 Star WELS Rated (To all apartments)
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Outdoor Swimming Pool and Spa	Pool + Spa Size: 176.10 KL and shaded
Indoor Spa (Cold Plunge)	Size: 11.30 KL with cover
Alternative Water	Rainwater Tank - Minimum 10,000L Rainwater tank to harvest the roof area of not less than 1,000 m ² and connect to both the at least 2,451 m ² common landscape areas.
Common Landscape	Common lawn area: 735.55 m ² Common Garden area: 1,716.29 m ² Indigenous species area: 0 m ²

6 Results

E-LAB Consulting are engaged by Aqualand St Leonard Development Pty Ltd (Aqualand) to provide BASIX compliance consultancy for the development located at 33–37 Herbert Street, St Leonards, NSW, 2065. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that the based on the design of the mix development located at 33–37 Herbert Street, St Leonards, NSW, 2065 and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

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

Table 7: BASIX Summary

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

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



Appendix A BASIX Certificate

Refer to next page.

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1842693M_04

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

Secretary

Date of issue: Tuesday, 21 April 2026

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate UBR9PUP10T.

Project summary

Project name	33 – 37 Herbert Street, St Leonards_04
Street address	33-37 HERBERT STREET ST LEONARDS 2065
Local Government Area	WILLOUGHBY
Plan type and plan number	Deposited Plan -
Lot no.	Lot 1 & 2 in DP 744175, Lot 3 in DP 772072 and Lot 1 in DP 115615
Section no.	-
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	413
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 63
Materials	✓ -73	Target n/a

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

Description of project

Project address	
Project name	33 – 37 Herbert Street, St Leonards_04
Street address	33-37 HERBERT STREET ST LEONARDS 2065
Local Government Area	WILLOUGHBY
Plan type and plan number	Deposited Plan -
Lot no.	Lot 1 & 2 in DP 744175, Lot 3 in DP 772072 and Lot 1 in DP 115615
Section no.	-
Project type	
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	413
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	5918.7
Roof area (m²)	1971.8
Non-residential floor area (m²)	5918.7
Residential car spaces	322
Non-residential car spaces	50

Common area landscape		
Common area lawn (m²)	735.55	
Common area garden (m²)	1716.29	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	20/1972	
Certificate number	UBR9PUP10T	
Climate zone	56	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 63
Materials	✓ -73	Target n/a

Description of project

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

Residential flat buildings - Tower S, 317 dwellings, 39 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)
1001	2	80	0	0	0
1005	2	85	0	0	0
1009	1	59	0	0	0
1103	1	58	0	0	0
1107	1	54	0	0	0
1201	2	80	0	0	0
1205	2	85	0	0	0
1209	1	59	0	0	0
1303	1	58	0	0	0
1307	1	53	0	0	0
1401	2	79	0	0	0
1405	2	85	0	0	0
1409	1	59	0	0	0
1503	1	58	0	0	0
1507	1	53	0	0	0
1601	2	79	0	0	0
1605	2	85	0	0	0
1609	1	59	0	0	0
1703	1	58	0	0	0
1707	1	53	0	0	0
1801	2	79	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)
1002	2	79	0	0	0
1006	2	81	0	0	0
1010	1	52	0	0	0
1104	2	85	0	0	0
1108	2	80	0	0	0
1202	2	79	0	0	0
1206	2	81	0	0	0
1210	1	52	0	0	0
1304	2	85	0	0	0
1308	2	80	0	0	0
1402	2	79	0	0	0
1406	2	81	0	0	0
1410	1	52	0	0	0
1504	2	85	0	0	0
1508	2	80	0	0	0
1602	2	79	0	0	0
1606	2	81	0	0	0
1610	1	52	0	0	0
1704	2	85	0	0	0
1708	2	80	0	0	0
1802	2	79	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)
1003	1	58	0	0	0
1007	1	54	0	0	0
1101	2	80	0	0	0
1105	2	85	0	0	0
1109	1	59	0	0	0
1203	1	58	0	0	0
1207	1	54	0	0	0
1301	2	79	0	0	0
1305	2	85	0	0	0
1309	1	59	0	0	0
1403	1	58	0	0	0
1407	1	53	0	0	0
1501	2	79	0	0	0
1505	2	85	0	0	0
1509	1	59	0	0	0
1603	1	58	0	0	0
1607	1	53	0	0	0
1701	2	79	0	0	0
1705	2	85	0	0	0
1709	1	59	0	0	0
1803	2	90	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1004	2	85	0	0	0
1008	2	80	0	0	0
1102	2	79	0	0	0
1106	2	81	0	0	0
1110	1	52	0	0	0
1204	2	85	0	0	0
1208	2	80	0	0	0
1302	2	79	0	0	0
1306	2	81	0	0	0
1310	1	52	0	0	0
1404	2	85	0	0	0
1408	2	80	0	0	0
1502	2	79	0	0	0
1506	2	81	0	0	0
1510	1	52	0	0	0
1604	2	85	0	0	0
1608	2	80	0	0	0
1702	2	79	0	0	0
1706	2	81	0	0	0
1710	1	52	0	0	0
1804	2	90	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1805	2	90	0	0	0
1809	1	59	0	0	0
1903	1	58	0	0	0
1907	1	53	0	0	0
2001	2	79	0	0	0
2005	2	85	0	0	0
2009	1	59	0	0	0
2103	1	58	0	0	0
2107	1	53	0	0	0
2201	2	79	0	0	0
2205	2	85	0	0	0
2209	1	59	0	0	0
2303	1	58	0	0	0
2307	1	53	0	0	0
2401	2	79	0	0	0
2405	2	85	0	0	0
2409	1	59	0	0	0
2503	1	58	0	0	0
2507	1	53	0	0	0
2601	2	79	0	0	0
2605	2	85	0	0	0
2609	1	59	0	0	0
2703	3	111	0	0	0
2707	1	58	0	0	0
2803	3	111	0	0	0
2807	1	58	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)
1806	2	81	0	0	0
1810	1	52	0	0	0
1904	2	85	0	0	0
1908	2	80	0	0	0
2002	2	79	0	0	0
2006	2	81	0	0	0
2010	1	52	0	0	0
2104	2	85	0	0	0
2108	2	80	0	0	0
2202	2	79	0	0	0
2206	2	81	0	0	0
2210	1	52	0	0	0
2304	2	85	0	0	0
2308	2	80	0	0	0
2402	2	79	0	0	0
2406	2	81	0	0	0
2410	1	52	0	0	0
2504	2	85	0	0	0
2508	2	80	0	0	0
2602	2	79	0	0	0
2606	2	81	0	0	0
2610	1	52	0	0	0
2704	3	120	0	0	0
2708	1	52	0	0	0
2804	3	120	0	0	0
2808	1	52	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)
1807	1	53	0	0	0
1901	2	79	0	0	0
1905	2	85	0	0	0
1909	1	59	0	0	0
2003	1	58	0	0	0
2007	1	53	0	0	0
2101	2	79	0	0	0
2105	2	85	0	0	0
2109	1	59	0	0	0
2203	1	58	0	0	0
2207	1	53	0	0	0
2301	2	79	0	0	0
2305	2	85	0	0	0
2309	1	59	0	0	0
2403	1	58	0	0	0
2407	1	53	0	0	0
2501	2	79	0	0	0
2505	2	85	0	0	0
2509	1	59	0	0	0
2603	1	58	0	0	0
2607	1	53	0	0	0
2701	2	80	0	0	0
2705	1	54	0	0	0
2801	2	80	0	0	0
2805	1	54	0	0	0
2901	2	80	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)
1808	2	80	0	0	0
1902	2	79	0	0	0
1906	2	81	0	0	0
1910	1	52	0	0	0
2004	2	85	0	0	0
2008	2	80	0	0	0
2102	2	79	0	0	0
2106	2	81	0	0	0
2110	1	52	0	0	0
2204	2	85	0	0	0
2208	2	80	0	0	0
2302	2	79	0	0	0
2306	2	81	0	0	0
2310	1	52	0	0	0
2404	2	85	0	0	0
2408	2	80	0	0	0
2502	2	79	0	0	0
2506	2	81	0	0	0
2510	1	52	0	0	0
2604	2	85	0	0	0
2608	2	80	0	0	0
2702	2	79	0	0	0
2706	2	80	0	0	0
2802	2	79	0	0	0
2806	2	80	0	0	0
2902	2	79	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2903	2	123	0	0	0
2907	2	80	0	0	0
3002	2	79	0	0	0
3006	1	53	0	0	0
3101	2	80	0	0	0
3105	2	81	0	0	0
3109	1	52	0	0	0
3204	3	114	0	0	0
3208	1	59	0	0	0
3303	3	123	0	0	0
3307	2	80	0	0	0
3402	2	79	0	0	0
3406	1	53	0	0	0
3501	2	80	0	0	0
3505	2	81	0	0	0
3509	1	52	0	0	0
3604	3	114	0	0	0
3608	1	59	0	0	0
3703	3	123	0	0	0
3707	2	80	0	0	0
502	2	79	0	0	0
506	2	81	0	0	0
510	1	52	0	0	0
604	2	85	0	0	0
608	2	80	0	0	0
702	2	79	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2904	3	114	0	0	0
2908	1	59	0	0	0
3003	3	123	0	0	0
3007	2	80	0	0	0
3102	2	79	0	0	0
3106	1	53	0	0	0
3201	2	80	0	0	0
3205	2	81	0	0	0
3209	1	52	0	0	0
3304	3	114	0	0	0
3308	1	59	0	0	0
3403	3	123	0	0	0
3407	2	80	0	0	0
3502	2	79	0	0	0
3506	1	53	0	0	0
3601	2	80	0	0	0
3605	2	81	0	0	0
3609	1	52	0	0	0
3704	3	114	0	0	0
3708	1	59	0	0	0
503	1	58	0	0	0
507	1	53	0	0	0
601	2	79	0	0	0
605	2	85	0	0	0
609	1	59	0	0	0
703	1	58	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)
2905	2	80	0	0	0
2909	1	52	0	0	0
3004	3	114	0	0	0
3008	1	59	0	0	0
3103	3	123	0	0	0
3107	2	80	0	0	0
3202	2	79	0	0	0
3206	1	53	0	0	0
3301	2	80	0	0	0
3305	2	81	0	0	0
3309	1	52	0	0	0
3404	3	114	0	0	0
3408	1	59	0	0	0
3503	3	123	0	0	0
3507	2	80	0	0	0
3602	2	79	0	0	0
3606	1	53	0	0	0
3701	2	80	0	0	0
3705	2	81	0	0	0
3709	1	52	0	0	0
504	2	85	0	0	0
508	2	80	0	0	0
602	2	79	0	0	0
606	2	81	0	0	0
610	1	52	0	0	0
704	2	85	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)
2906	1	53	0	0	0
3001	2	80	0	0	0
3005	2	81	0	0	0
3009	1	52	0	0	0
3104	3	114	0	0	0
3108	1	59	0	0	0
3203	3	123	0	0	0
3207	2	80	0	0	0
3302	2	79	0	0	0
3306	1	53	0	0	0
3401	2	80	0	0	0
3405	2	81	0	0	0
3409	1	52	0	0	0
3504	3	114	0	0	0
3508	1	59	0	0	0
3603	3	123	0	0	0
3607	2	80	0	0	0
3702	2	79	0	0	0
3706	1	53	0	0	0
501	2	79	0	0	0
505	2	85	0	0	0
509	1	59	0	0	0
603	1	58	0	0	0
607	1	53	0	0	0
701	2	79	0	0	0
705	2	85	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)
706	2	81	0	0	0
710	1	52	0	0	0
804	2	85	0	0	0
808	2	80	0	0	0
902	2	79	0	0	0
906	2	81	0	0	0
910	1	52	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)
707	1	53	0	0	0
801	2	80	0	0	0
805	2	85	0	0	0
809	1	59	0	0	0
903	1	58	0	0	0
907	1	54	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)
708	2	80	0	0	0
802	2	79	0	0	0
806	2	81	0	0	0
810	1	52	0	0	0
904	2	85	0	0	0
908	2	80	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)
709	1	59	0	0	0
803	1	58	0	0	0
807	1	54	0	0	0
901	2	80	0	0	0
905	2	85	0	0	0
909	1	59	0	0	0

Residential flat buildings - Tower N, 96 dwellings, 13 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)
1001	2	80	0	0	0
1005	2	80	0	0	0
1009	2	84	0	0	0
1103	2	85	0	0	0
1107	2	78	0	0	0
1201	2	80	0	0	0
1205	2	80	0	0	0
1209	2	84	0	0	0
203	1	54	0	0	0
302	1	54	0	0	0
501	2	80	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)
1002	2	78	0	0	0
1006	2	79	0	0	0
1010	2	77	0	0	0
1104	2	79	0	0	0
1108	2	77	0	0	0
1202	2	78	0	0	0
1206	2	79	0	0	0
1210	2	77	0	0	0
204	1	61	0	0	0
303	1	54	0	0	0
502	2	78	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)
1003	2	85	0	0	0
1007	2	78	0	0	0
1101	2	80	0	0	0
1105	2	80	0	0	0
1109	2	84	0	0	0
1203	2	85	0	0	0
1207	2	78	0	0	0
201	1	49	0	0	0
205	1	64	0	0	0
304	1	61	0	0	0
503	2	85	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)
1004	2	79	0	0	0
1008	2	77	0	0	0
1102	2	78	0	0	0
1106	2	79	0	0	0
1110	2	77	0	0	0
1204	2	79	0	0	0
1208	2	77	0	0	0
202	1	54	0	0	0
301	1	49	0	0	0
305	1	64	0	0	0
504	2	79	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
505	2	80	0	0	0
509	1	52	0	0	0
601	2	80	0	0	0
605	2	80	0	0	0
609	1	52	0	0	0
701	2	80	0	0	0
705	2	80	0	0	0
709	1	52	0	0	0
801	2	80	0	0	0
805	2	80	0	0	0
809	2	84	0	0	0
903	2	85	0	0	0
907	2	78	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
506	1	54	0	0	0
510	1	51	0	0	0
602	2	78	0	0	0
606	1	54	0	0	0
610	1	51	0	0	0
702	2	78	0	0	0
706	1	54	0	0	0
710	1	51	0	0	0
802	2	78	0	0	0
806	2	79	0	0	0
810	2	77	0	0	0
904	2	79	0	0	0
908	2	77	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
507	1	53	0	0	0
511	1	65	0	0	0
603	2	85	0	0	0
607	1	53	0	0	0
611	1	65	0	0	0
703	2	85	0	0	0
707	1	53	0	0	0
711	1	65	0	0	0
803	2	85	0	0	0
807	2	78	0	0	0
901	2	80	0	0	0
905	2	80	0	0	0
909	2	84	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
508	1	55	0	0	0
512	1	52	0	0	0
604	2	79	0	0	0
608	1	55	0	0	0
612	1	52	0	0	0
704	2	79	0	0	0
708	1	55	0	0	0
712	1	52	0	0	0
804	2	79	0	0	0
808	2	77	0	0	0
902	2	78	0	0	0
906	2	79	0	0	0
910	2	77	0	0	0

Description of project

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

Common areas of the development (non-building specific)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Resi Car Park	10683.78	Share Carpark	3831.18	Substation	109.56
Switch Room	47.32	Resi Waste	168.74	Fire Control Room	23.94
Mechanical	54.83	Plant	132.39	Resi Plant	743.34
Storage	136.5	Shared Fire Stair	423.74	Office	12.82

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Tower S

(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 - Tower N

(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 multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

4. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

5. 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 - Tower S

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	32475.88	fibreglass batts or roll	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: light steel frame	22126.32	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	17486.03	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	851.12	-	fibreglass batts or roll

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)
-	8730.18	-	8730.18	-	-	-	-

(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	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	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	8.0 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)
1001	24.1	8.7	32.800
1002	16.7	16.4	33.100
1003	13	9.7	22.700
1004	13.3	15.2	28.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1005	15.3	15.7	31.000
1006	18	11.6	29.600
1007	21.3	4.2	25.500
1008	25.6	5.9	31.500
1009	20	10.7	30.700
1010	20.7	9.8	30.500
1101	24.2	8.6	32.800
1102	16.9	16.3	33.200
1103	13.1	9.7	22.800
1104	13.5	15.1	28.600
1105	15.5	15.7	31.200
1106	18.1	11.5	29.600
1107	21.5	4	25.500
1108	25.8	5.9	31.700
1109	20.2	10.6	30.800
1110	20.7	9.9	30.600
1201	24.5	8.4	32.900
1202	17.1	15.8	32.900
1203	13.5	9.6	23.100
1204	13.8	15.1	28.900
1205	15.8	15.5	31.300
1206	18.5	11.4	29.900
1207	21.8	4.2	26.000
1208	26.1	6.1	32.200
1209	20.6	10.5	31.100
1210	21.1	9.9	31.000
1301	24.6	8.3	32.900
1302	17.3	15.8	33.100
1303	13.9	9.6	23.500
1304	13.9	14.8	28.700
1305	16	15.4	31.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1306	15	15	30.000
1307	22	4.2	26.200
1308	26.3	6.1	32.400
1309	20.8	10.4	31.200
1401	24.7	8.3	33.000
1402	17.4	15.6	33.000
1403	13.7	9.6	23.300
1404	14	14.6	28.600
1405	16.1	15.2	31.300
1406	17.2	20	37.200
1407	22.1	4.3	26.400
1408	26.4	5.8	32.200
1409	20.9	10.2	31.100
1410	21.4	9.9	31.300
1501	25	8.2	33.200
1502	17.7	15.5	33.200
1503	14	9.8	23.800
1504	14.3	14.5	28.800
1505	16.5	15.2	31.700
1506	16.8	20.1	36.900
1507	22.4	4.2	26.600
1508	26.8	5.9	32.700
1509	21.2	10.1	31.300
1510	21.7	10	31.700
1601	25.2	8	33.200
1602	17.9	15.2	33.100
1603	14.2	9.7	23.900
1604	14.5	14.2	28.700
1605	16.6	15	31.600
1606	16.7	19.8	36.500
1607	22.6	4.3	26.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1608	26.9	6.1	33.000
1609	21.1	10.1	31.200
1610	21.8	9.8	31.600
1701	25.4	8.5	33.900
1702	18.1	15.2	33.300
1703	14.3	9.5	23.800
1704	14.6	14.10	28.700
1705	16.7	15	31.700
1706	16.9	19.7	36.600
1707	22.8	4.4	27.200
1708	27.1	6.1	33.200
1709	20.9	10.1	31.000
1710	22	9.6	31.600
1801	25.5	8.3	33.800
1802	18.2	15	33.200
1803	14.5	9.5	24.000
1804	14.7	14.1	28.800
1805	16.9	14.9	31.800
1806	17	19.7	36.700
1807	22.9	4.4	27.300
1808	27.3	6.1	33.400
1809	18	9.9	27.900
1810	21.7	9.8	31.500
1901	25.7	8.4	34.100
1902	18.4	15.2	33.600
1903	14.8	9.2	24.000
1904	14.9	13.9	28.800
1905	17.1	15	32.100
1906	17.2	19.5	36.700
1907	23.1	4.4	27.500
1908	27.4	6.1	33.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1909	16.9	9.9	26.800
2001	25.9	8.5	34.400
2002	18.5	15.1	33.600
2003	14.8	9.3	24.100
2004	15	13.7	28.700
2005	17.2	14.9	32.100
2006	17.4	19.5	36.900
2007	23.3	4.4	27.700
2008	27.6	6.6	34.200
2009	17.3	9.9	27.200
2010	20.3	9.7	30.000
2102	18.7	15	33.700
2103	15	9.2	24.200
2104	15.2	13.8	29.000
2105	17.3	14.7	32.000
2106	17.8	19.1	36.900
2108	27.8	6.6	34.400
2109	17.3	9.8	27.100
2110	19.6	9.3	28.900
2202	18.7	14.8	33.500
2203	15	9.3	24.300
2204	15.2	13.5	28.700
2205	17.3	14.6	31.900
2206	17.8	19.4	37.200
2208	27.7	6.6	34.300
2209	17	9.8	26.800
2210	19.8	9.6	29.400
2301	26.2	8.4	34.600
2302	18.8	4.9	23.700
2303	15.1	9	24.100
2304	15.3	13.4	28.700

	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)
2305	17.5	14.4	31.900
2306	18.2	19.1	37.300
2307	23.6	4.4	28.000
2308	27.9	6.2	34.100
2309	17.6	9.7	27.300
2310	20.1	9.6	29.700
2401	26.3	8.3	34.600
2402	19	14.8	33.800
2403	15.3	8.9	24.200
2404	15.5	13.3	28.800
2405	17.7	14.2	31.900
2406	18.3	19.1	37.400
2407	23.7	4.4	28.100
2408	28.2	6.2	34.400
2409	17.8	9.7	27.500
2410	20.2	9.6	29.800
2501	26.5	8.3	34.800
2502	19.2	14.9	34.100
2503	15.4	9	24.400
2504	15.6	13.3	28.900
2505	17.8	14.1	31.900
2506	18.6	19.1	37.700
2507	23.9	4.4	28.300
2508	28.3	6.1	34.400
2509	18.2	9.7	27.900
2510	20.3	9.5	29.800
2603	17	9.7	26.700
2604	16.7	13.7	30.400
2605	19	14.5	33.500
2606	20.9	11.6	32.500
2607	24	4.4	28.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2608	28.4	6	34.400
2609	18.9	9.5	28.400
2610	20.8	9.5	30.300
2703	23.7	10.6	34.300
2704	22.4	15.20	37.600
2705	24	4.40	28.400
2706	28.7	6.2	34.900
2707	19	9.4	28.400
2708	20.9	9.4	30.300
2801	26.8	8.20	35.000
2802	19.5	14.7	34.200
2803	25.6	6.5	32.100
2804	28.5	6.6	35.100
2805	24.2	4.4	28.600
2806	29.7	5.3	35.000
2807	20.3	7.5	27.800
2808	22.2	7.1	29.300
2901	27	8.2	35.200
2902	19.6	14.6	34.200
2903	17.1	17.6	34.700
2904	20.2	8.1	28.300
2905	22.2	10.1	32.300
2906	25.1	4.4	29.500
2907	30.7	6	36.700
2908	21	8.4	29.400
2909	22.2	8.8	31.000
3002	19.7	14.7	34.400
3003	15.8	18.1	33.900
3004	19.1	8.2	27.300
3005	19.1	18.3	37.400
3008	21.6	8.5	30.100

	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)
3009	22.4	8.4	30.800
3102	19.7	15.1	34.800
3103	15.7	17.9	33.600
3104	19.1	8.1	27.200
3105	19.3	18.1	37.400
3108	21.4	8.3	29.700
3109	22.5	8.7	31.200
3202	19.9	15	34.900
3203	15.3	18	33.300
3204	19.3	8	27.300
3205	19.5	18.1	37.600
3207	31.4	5.8	37.200
3208	20.8	8.5	29.300
3209	22.9	8.7	31.600
3302	19.9	15.2	35.100
3303	15.3	17.9	33.200
3304	19.2	8.10	27.300
3305	19.6	18.1	37.700
3307	31.3	5.8	37.100
3308	21.9	8.4	30.300
3309	22.9	8.3	31.200
3401	25.3	6.5	31.800
3402	20	14.9	34.900
3403	15.5	17.7	33.200
3404	19.4	8	27.400
3405	19.7	18.1	37.800
3406	25.5	4.4	29.900
3407	31.7	5.8	37.500
3408	22.2	8.4	30.600
3409	23.3	8.8	32.100
3502	20.2	15	35.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
3503	15.6	17.7	33.300
3504	19.6	8.1	27.700
3505	19.8	17.8	37.600
3506	25.7	4.4	30.100
3507	31.8	5.9	37.700
3508	22.9	8.4	31.300
3509	23.7	8.6	32.300
3602	20.2	15.1	35.300
3603	15.6	17.6	33.200
3604	19.5	8	27.500
3605	20	17.9	37.900
3606	25.7	4.40	30.100
3607	31.9	5.8	37.700
3608	24.1	8.2	32.300
3609	24	8.3	32.300
3701	30	7.9	37.900
3702	23.1	13.6	36.700
3703	18.5	16.9	35.400
3704	21.1	8.5	29.600
3705	20.2	15.8	36.000
3706	26.1	4.7	30.800
3707	31.5	5.3	36.800
3708	24.3	8.9	33.200
3709	27	10.9	37.900
501	18.9	11.2	30.100
502	13.7	20.8	34.500
503	9.9	11.8	21.700
504	11.6	17.2	28.800
505	11	17	28.000
506	18.5	18.4	36.900
507	32.1	4	36.100

	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)
508	31.1	6.3	37.400
509	15.7	13.1	28.800
510	21.2	14.5	35.700
601	17.7	10.9	28.600
602	10.7	20.9	31.600
603	10.3	11.50	21.800
604	11.9	17.00	28.900
606	14.4	15.2	29.600
607	18.2	4.4	22.600
608	22.2	7.6	29.800
609	16.3	12.5	28.800
610	21.8	13.8	35.600
701	17.8	10.8	28.600
702	10.9	20.7	31.600
703	10.4	11.30	21.700
704	12.2	16.8	29.000
705	11.8	16.5	28.300
706	14.7	14.9	29.600
707	18.5	4.5	23.000
708	22.5	7.5	30.000
709	16.7	12.3	29.000
710	22.1	14	36.100
801	18.3	10.7	29.000
802	11.4	20.1	31.500
803	10.9	11.3	22.200
804	12.6	16.6	29.200
805	12.3	16.2	28.500
806	15.1	14.20	29.300
807	18.8	4.6	23.400
808	23	7.3	30.300
809	17.3	12.2	29.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
810	22.8	13.8	36.600
901	18.6	10.40	29.000
902	11.7	19.9	31.600
903	12.8	9.7	22.500
905	15	15.9	30.900
906	17.6	1	18.600
907	21	4	25.000
908	25.3	5.9	31.200
909	19.6	10.7	30.300
910	24.7	11.6	36.300
1310, 1910	21.2	9.8	31.000
2101, 2201	26	8.5	34.500
2107, 2207	23.4	4.4	27.800
2601, 2701	26.7	8.3	35.000
2602, 2702	19.3	14.8	34.100
3001, 3101	27.2	8.2	35.400
3006, 3106	25.2	4.4	29.600
3007, 3107	31.2	5.9	37.100
3201, 3301	27.3	8.1	35.400
3206, 3306	25.4	4.4	29.800
3501, 3601	28.5	8.2	36.700
All other dwellings	11.5	16.7	28.200

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Spa (No. 1)	Volume: 11.3 kLs	Location: A_Shower Spa cover: yes	-
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
A_Sauna	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
A_Shower	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
A_Gym	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
A_Yoga	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
A_Bin Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
A_Bar Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A_Game Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A_Golf Simulator	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A_Lounge	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A_Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A_Lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Spa (No. 1)	Heating system: electric heat pump	Pump controlled by timer: yes
Sauna (No. 1)	Heating source: electric resistance	Efficiency measure: controlled by BMS

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: 33 number of levels from the bottom of the lift shaft to the top of the lift shaft: 38 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 33 number of levels from the bottom of the lift shaft to the top of the lift shaft: 38 number of lifts: 2 lift load capacity: <1001 kg

2. Commitments for Residential flat buildings - Tower N

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	9413.18	fibreglass batts or roll	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: light steel frame	5909.64	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	4743.84	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1120.68	-	fibreglass batts or roll

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)
-	2368.44	-	2368.44	-	-	-	-

(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	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	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	8.0 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)
1001	8.1	8	16.100
1002	11.8	8.6	20.400
1003	12.9	18.5	31.400
1004	11.7	8.5	20.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1005	15.6	7.3	22.900
1006	23.1	6.3	29.400
1007	24.9	6.2	31.100
1008	21.2	10.9	32.100
1009	6.1	4.3	10.400
1010	8.4	8.9	17.300
1101	8.2	7.9	16.100
1102	11.9	8.4	20.300
1103	11.3	18.2	29.500
1104	11.8	8.4	20.200
1105	15.2	7.3	22.500
1106	23.5	6.2	29.700
1107	25.3	6.3	31.600
1108	21.4	10.6	32.000
1109	6.2	4.4	10.600
1110	8.5	8.9	17.400
1201	13.8	10.2	24.000
1202	18.7	10.6	29.300
1203	17.5	19.7	37.200
1204	18.2	10.5	28.700
1205	20.6	9.3	29.900
1206	23.8	6.3	30.100
1207	26.5	7.1	33.600
1208	22.8	10.4	33.200
1209	12.4	5.8	18.200
1210	17	12.1	29.100
201	13.3	11.3	24.600
202	2.6	8.7	11.300
203	0.7	5.7	6.400
204	2.2	6.7	8.900
205	24.9	4.9	29.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
301	22.6	13.6	36.200
302	9.4	13.7	23.100
303	5.1	7.3	12.400
304	9.8	9.2	19.000
305	28.8	5.1	33.900
501	14.2	8.2	22.400
502	9.9	9.7	19.600
503	9	21	30.000
504	9.7	9.4	19.100
505	24.7	7.7	32.400
506	25.4	7.6	33.000
507	26.1	5.9	32.000
508	28.4	9.5	37.900
509	23.5	9.7	33.200
510	4.5	10.5	15.000
511	11.4	3.5	14.900
512	3.9	13.3	17.200
601	8.1	9	17.100
602	8.9	9.9	18.800
603	8.3	19.5	27.800
604	8.8	9.6	18.400
605	16.6	8.3	24.900
606	23.5	8.9	32.400
607	23.2	6	29.200
608	26.6	9.3	35.900
609	18.9	9.9	28.800
610	2.2	10.7	12.900
611	7.7	3.6	11.300
612	2.5	14.3	16.800
701	8.3	8.7	17.000
702	9.2	9.7	18.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
703	9.4	20.1	29.500
704	9.1	9.4	18.500
705	17	8	25.000
706	24	8.9	32.900
707	23.6	6.2	29.800
708	27.9	9.7	37.600
709	19.7	10.2	29.900
710	2.8	11.2	14.000
711	8	3.5	11.500
712	2.7	13.8	16.500
801	8.5	8.7	17.200
802	9.6	9.3	18.900
803	9.7	19.8	29.500
804	9.5	9.4	18.900
805	17.4	7.9	25.300
806	22.4	6.5	28.900
807	26.2	6.2	32.400
808	19.2	12.2	31.400
809	5.3	4.5	9.800
810	6.5	10.1	16.600
901	9.7	8	17.700
902	11.5	8.8	20.300
903	11	18.7	29.700
904	11.4	8.6	20.000
905	18.9	7.4	26.300
906	22.8	6.4	29.200
907	24.5	6.3	30.800
908	20.8	10.9	31.700
909	5.9	4.2	10.100
All other dwellings	6.8	10	16.800

(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	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	no common laundry facility

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

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
B_Communal Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B_Library	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B_Private Dining Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B_Catering Kitchen	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B_Study	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B_Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B_Toilet	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B_Lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
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

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: 11 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 2 lift load capacity: <1001 kg

3. Commitments for multi-dwelling housing

(a) Dwellings

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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

4. Commitments for single dwelling houses

(a) Dwellings

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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

5. 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:	16103.30	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	5319.67	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:light steel frame	6570.2	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - bare internal, frame: light steel frame	147.3	-	-

Glazing types**Frame types**

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

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 176.1 kLs	Location: Other Pool shaded: yes	-
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 1000 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development	- irrigation of 2451 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 4)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Resi Car Park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Share Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Substation	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Switch Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Resi Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Fire Control Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Mechanical	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Plant	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Resi Plant	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Storage	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Shared Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Office	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium – COP 3.5 – 5.5
Central heating system (No. 1)	fan coil + heater water	Energy source: gas boiler
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 88 peak kW
Other	Building management system installed?: yes	-

Notes

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

Legend

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

Appendix B NATHERS GROUP CERTIFICATE

Refer to next page.

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. UBR9PUP10T

Generated on 20 Apr 2026 using FirstRate5 v5.5.5a

Property

Address 33-37 Herbert Street,
St Leonards, NSW, 2065

Lot/DP

NatHERS Climate Zone Mascot (Sydney Airport)



Accredited assessor

Name Chris Mann
Business name E-LAB Consulting
Email Chris.Mann@e-lab.com.au
Phone 0447343451
Accreditation No. DMN/20/1972
Assessor Accrediting Organisation
Design Matters National

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=UBR9PUP10T&GrpCert=1>
When using either link, ensure you are visiting www.fr5.com.au.



National Construction Code (NCC) requirements

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

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

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

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

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
3NP5XYO65G	201	13.3 (N/A)	11.3 (N/A)	24.6	7.6	NA
YMHSJL933M	202	2.6 (N/A)	8.7 (N/A)	11.3	9.1	NA

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	18.9	10.6
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

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

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



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
2M4R7TMSXW	203	0.7 (N/A)	5.7 (N/A)	6.4	9.9	NA
8JF9RQF6VM	204	2.2 (N/A)	6.7 (N/A)	8.9	9.5	NA
8RFHOLQPBD	205	24.9 (N/A)	4.9 (N/A)	29.8	7	NA
OB5J65ZWPF	301	22.6 (N/A)	13.6 (N/A)	36.2	6.2	NA
PZKT120C6L	302	9.4 (N/A)	13.7 (N/A)	23.1	7.7	NA
V495FGVRDP	303	5.1 (N/A)	7.3 (N/A)	12.4	8.9	NA
EXZDD1S2TP	304	9.8 (N/A)	9.2 (N/A)	19.0	8.2	NA
HI8QSX8M7W	305	28.8 (N/A)	5.1 (N/A)	33.9	6.5	NA
TJ78XRYZET	N1001	8.1 (N/A)	8.0 (N/A)	16.1	8.4	NA
K03ZQ7WC7X	N1002	11.8 (N/A)	8.6 (N/A)	20.4	8.1	NA
LYPV4ECQD4	N1003	12.9 (N/A)	18.5 (N/A)	31.4	6.8	NA
5W1RO7AW07	N1004	11.7 (N/A)	8.5 (N/A)	20.2	8.1	NA
5G8DTZUXCS	N1005	15.6 (N/A)	7.3 (N/A)	22.9	7.8	NA
RIMG4YXY7Y	N1006	23.1 (N/A)	6.3 (N/A)	29.4	7.1	NA
MNUIEJ3V12	N1007	24.9 (N/A)	6.2 (N/A)	31.1	6.9	NA
BHASU04RCI	N1008	21.2 (N/A)	10.9 (N/A)	32.1	6.7	NA
H6CM5CDIHT	N1009	6.1 (N/A)	4.3 (N/A)	10.4	9.3	NA
V9YMQS2ZM4	N1010	8.4 (N/A)	8.9 (N/A)	17.3	8.4	NA
LMGZ6FEYXR	N1101	8.2 (N/A)	7.9 (N/A)	16.1	8.4	NA
JO5MIFR20W	N1102	11.9 (N/A)	8.4 (N/A)	20.3	8.1	NA
Z764AUNZ7Y	N1103	11.3 (N/A)	18.2 (N/A)	29.5	7.1	NA
9AEGEH7CW2	N1104	11.8 (N/A)	8.4 (N/A)	20.2	8.1	NA
115CZ85TYW	N1105	15.2 (N/A)	7.3 (N/A)	22.5	7.8	NA
WKDEH4L4W5	N1106	23.5 (N/A)	6.2 (N/A)	29.7	7	NA
ZZUW3IECRF	N1107	25.3 (N/A)	6.3 (N/A)	31.6	6.8	NA
WB737TIIH1	N1108	21.4 (N/A)	10.6 (N/A)	32.0	6.8	NA
XJ7XM6PBUM	N1109	6.2 (N/A)	4.4 (N/A)	10.6	9.2	NA
P84GO1VYB3	N1110	8.5 (N/A)	8.9 (N/A)	17.4	8.4	NA
1MCTDYP1IU	N1201	13.8 (N/A)	10.2 (N/A)	24.0	7.6	NA
FGEA7IJ8AG	N1202	18.7 (N/A)	10.6 (N/A)	29.3	7.1	NA
8NB51NF8CC	N1203	17.5 (N/A)	19.7 (N/A)	37.2	6.1	NA
PQ0CMIEHXV	N1204	18.2 (N/A)	10.5 (N/A)	28.7	7.1	NA
CL67ET7Y0S	N1205	20.6 (N/A)	9.3 (N/A)	29.9	7	NA
9NCNCSW8TS	N1206	23.8 (N/A)	6.3 (N/A)	30.1	7	NA
I8KQPUBG1K	N1207	26.5 (N/A)	7.1 (N/A)	33.6	6.6	NA
O92B2DT373	N1208	22.8 (N/A)	10.4 (N/A)	33.2	6.6	NA
LPRFWJOI4Y	N1209	12.4 (N/A)	5.8 (N/A)	18.2	8.3	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
FJ3R9HIZXQ	N1210	17.0 (N/A)	12.1 (N/A)	29.1	7.1	NA
Y28Y4K3Y3A	N501	14.2 (N/A)	8.2 (N/A)	22.4	7.8	NA
3F56ILENF2	N502	9.9 (N/A)	9.7 (N/A)	19.6	8.1	NA
Q74UI084JT	N503	9.0 (N/A)	21.0 (N/A)	30.0	7	NA
MVS7CPTFQS	N504	9.7 (N/A)	9.4 (N/A)	19.1	8.2	NA
WVTW8JOAYC	N505	24.7 (N/A)	7.7 (N/A)	32.4	6.7	NA
WUQVR90QH5	N506	25.4 (N/A)	7.6 (N/A)	33.0	6.6	NA
BSRO6PHPAP	N507	26.1 (N/A)	5.9 (N/A)	32.0	6.7	NA
8CPUL4I2CZ	N508	28.4 (N/A)	9.5 (N/A)	37.9	6	NA
74QN4YK84D	N509	23.5 (N/A)	9.7 (N/A)	33.2	6.6	NA
XDSKSEVBZX	N510	4.5 (N/A)	10.5 (N/A)	15.0	8.6	NA
LTBCGYAGI4	N511	11.4 (N/A)	3.5 (N/A)	14.9	8.6	NA
FOSOLJL4XX	N512	3.9 (N/A)	13.3 (N/A)	17.2	8.4	NA
EP35M2QISZ	N601	8.1 (N/A)	9.0 (N/A)	17.1	8.4	NA
MFSUSWKH5L	N602	8.9 (N/A)	9.9 (N/A)	18.8	8.2	NA
3DM72Z68H6	N603	8.3 (N/A)	19.5 (N/A)	27.8	7.2	NA
DPZGR86JN0	N604	8.8 (N/A)	9.6 (N/A)	18.4	8.3	NA
0MA8IQQ1VU	N605	16.6 (N/A)	8.3 (N/A)	24.9	7.5	NA
3KJMAU0FDE	N606	23.5 (N/A)	8.9 (N/A)	32.4	6.7	NA
ELSU9FIN8N	N607	23.2 (N/A)	6.0 (N/A)	29.2	7.1	NA
SYSX1SLROR	N608	26.6 (N/A)	9.3 (N/A)	35.9	6.3	NA
WWJS0Q243R	N609	18.9 (N/A)	9.9 (N/A)	28.8	7.1	NA
419Q2HHZ6N	N610	2.2 (N/A)	10.7 (N/A)	12.9	8.9	NA
NX36490FW9	N611	7.7 (N/A)	3.6 (N/A)	11.3	9.1	NA
7O1KHI06KV	N612	2.5 (N/A)	14.3 (N/A)	16.8	8.4	NA
RCD7YMSAMY	N701	8.3 (N/A)	8.7 (N/A)	17.0	8.4	NA
I35B9Z3Z03	N702	9.2 (N/A)	9.7 (N/A)	18.9	8.2	NA
LON9UYHC78	N703	9.4 (N/A)	20.1 (N/A)	29.5	7.1	NA
T3KSCQX144	N704	9.1 (N/A)	9.4 (N/A)	18.5	8.3	NA
VNHXSJQUBB	N705	17.0 (N/A)	8.0 (N/A)	25.0	7.5	NA
TSHMHNEJQB	N706	24.0 (N/A)	8.9 (N/A)	32.9	6.6	NA
DGY5FHTUCH	N707	23.6 (N/A)	6.2 (N/A)	29.8	7	NA
K0A02CF5QE	N708	27.9 (N/A)	9.7 (N/A)	37.6	6.1	NA
IBW3CHPYIS	N709	19.7 (N/A)	10.2 (N/A)	29.9	7	NA
BYE7CUICV4	N710	2.8 (N/A)	11.2 (N/A)	14.0	8.8	NA
XRW7G2FIJU	N711	8.0 (N/A)	3.5 (N/A)	11.5	9.1	NA



Summary of all dwellings

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TYWAMGV0ZM	N712	2.7 (N/A)	13.8 (N/A)	16.5	8.4	NA
CHY3G9W9MG	N801	8.5 (N/A)	8.7 (N/A)	17.2	8.4	NA
ST4GFUBM4M	N802	9.6 (N/A)	9.3 (N/A)	18.9	8.2	NA
UVOST2483L	N803	9.7 (N/A)	19.8 (N/A)	29.5	7.1	NA
YUCSW6ELWN	N804	9.5 (N/A)	9.4 (N/A)	18.9	8.2	NA
ODTSTMS0U0	N805	17.4 (N/A)	7.9 (N/A)	25.3	7.4	NA
W7MRWIJM4B	N806	22.4 (N/A)	6.5 (N/A)	28.9	7.1	NA
7PL4NGO5DL	N807	26.2 (N/A)	6.2 (N/A)	32.4	6.7	NA
CG6TL7W6LT	N808	19.2 (N/A)	12.2 (N/A)	31.4	6.8	NA
3OITVZ0MSD	N809	5.3 (N/A)	4.5 (N/A)	9.8	9.4	NA
USUU0VZONU	N810	6.5 (N/A)	10.1 (N/A)	16.6	8.4	NA
GJOHO7E62O	N901	9.7 (N/A)	8.0 (N/A)	17.7	8.3	NA
9M9766ZJUP	N902	11.5 (N/A)	8.8 (N/A)	20.3	8.1	NA
M3W86OJKVI	N903	11.0 (N/A)	18.7 (N/A)	29.7	7	NA
7X4KQKSH5L	N904	11.4 (N/A)	8.6 (N/A)	20.0	8.1	NA
AYBROZSWPS	N905	18.9 (N/A)	7.4 (N/A)	26.3	7.4	NA
H2N0TIVN51	N906	22.8 (N/A)	6.4 (N/A)	29.2	7.1	NA
252NY1B693	N907	24.5 (N/A)	6.3 (N/A)	30.8	6.9	NA
XBF7J12D7Z	N908	20.8 (N/A)	10.9 (N/A)	31.7	6.8	NA
BFMP20PIB4	N909	5.9 (N/A)	4.2 (N/A)	10.1	9.3	NA
TJ3KFANUFF	N910	6.8 (N/A)	10.0 (N/A)	16.8	8.4	NA
Y93GYLAGCG	S1001	24.1 (N/A)	8.7 (N/A)	32.8	6.7	NA
UK1ITQ38K9	S1002	16.7 (N/A)	16.4 (N/A)	33.1	6.6	NA
6VRX1124T7	S1003	13.0 (N/A)	9.7 (N/A)	22.7	7.8	NA
SC5C8SYOFO	S1004	13.3 (N/A)	15.2 (N/A)	28.5	7.2	NA
Y8OMKKLG9Q	S1005	15.3 (N/A)	15.7 (N/A)	31.0	6.9	NA
DNZFLXF9QU	S1006	18.0 (N/A)	11.6 (N/A)	29.6	7	NA
HROYSR4XGC	S1007	21.3 (N/A)	4.2 (N/A)	25.5	7.4	NA
FL0O52ALWD	S1008	25.6 (N/A)	5.9 (N/A)	31.5	6.8	NA
2S2NMGW5GI	S1009	20.0 (N/A)	10.7 (N/A)	30.7	6.9	NA
KPRET51A2Z	S1010	20.7 (N/A)	9.8 (N/A)	30.5	6.9	NA
MHWG4WTMBZ	S1101	24.2 (N/A)	8.6 (N/A)	32.8	6.7	NA
PH0D5D2KK6	S1102	16.9 (N/A)	16.3 (N/A)	33.2	6.6	NA
KH79JO8Y2U	S1103	13.1 (N/A)	9.7 (N/A)	22.8	7.8	NA
8PIV4OAFNC	S1104	13.5 (N/A)	15.1 (N/A)	28.6	7.2	NA
6ODWH58ME4	S1105	15.5 (N/A)	15.7 (N/A)	31.2	6.9	NA



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ZXGCV47T4M	S1106	18.1 (N/A)	11.5 (N/A)	29.6	7	NA
J6W9CK21AR	S1107	21.5 (N/A)	4.0 (N/A)	25.5	7.4	NA
8PS18WSRUI	S1108	25.8 (N/A)	5.9 (N/A)	31.7	6.8	NA
BFTNL9GS86	S1109	20.2 (N/A)	10.6 (N/A)	30.8	6.9	NA
2KG19NPDBB	S1110	20.7 (N/A)	9.9 (N/A)	30.6	6.9	NA
PASY9Z71J7	S1201	24.5 (N/A)	8.4 (N/A)	32.9	6.6	NA
UCQ7ZH0APP	S1202	17.1 (N/A)	15.8 (N/A)	32.9	6.6	NA
PY4DXA6SIV	S1203	13.5 (N/A)	9.6 (N/A)	23.1	7.7	NA
2E1SOMTV82	S1204	13.8 (N/A)	15.1 (N/A)	28.9	7.1	NA
97M3AE3CS0	S1205	15.8 (N/A)	15.5 (N/A)	31.3	6.8	NA
8RADS5INJZ	S1206	18.5 (N/A)	11.4 (N/A)	29.9	7	NA
LH23X3R5XX	S1207	21.8 (N/A)	4.2 (N/A)	26.0	7.4	NA
IGT8JSMBDS	S1208	26.1 (N/A)	6.1 (N/A)	32.2	6.7	NA
H3ARWLDY9S	S1209	20.6 (N/A)	10.5 (N/A)	31.1	6.9	NA
EGMJR2ESFG	S1210	21.1 (N/A)	9.9 (N/A)	31.0	6.9	NA
X8O4S27C3A	S1301	24.6 (N/A)	8.3 (N/A)	32.9	6.6	NA
TGK0RRHLHL	S1302	17.3 (N/A)	15.8 (N/A)	33.1	6.6	NA
Z25ETB3KRR	S1303	13.9 (N/A)	9.6 (N/A)	23.5	7.7	NA
N4565JOG83	S1304	13.9 (N/A)	14.8 (N/A)	28.7	7.1	NA
OB49986V19	S1305	16.0 (N/A)	15.4 (N/A)	31.4	6.8	NA
8XUMXZKO5I	S1307	22.0 (N/A)	4.2 (N/A)	26.2	7.4	NA
CBMN7Y85FV	S1308	26.3 (N/A)	6.1 (N/A)	32.4	6.7	NA
FHSR6TTBPA	S1309	20.8 (N/A)	10.4 (N/A)	31.2	6.9	NA
FF5R41QSMK	S1310	21.2 (N/A)	9.8 (N/A)	31.0	6.9	NA
XS0S7UR662	S1401	24.7 (N/A)	8.3 (N/A)	33.0	6.6	NA
6HEZL0EDPD	S1402	17.4 (N/A)	15.6 (N/A)	33.0	6.6	NA
FJ84C7G5SG	S1403	13.7 (N/A)	9.6 (N/A)	23.3	7.7	NA
IPT57XR9UM	S1404	14.0 (N/A)	14.6 (N/A)	28.6	7.1	NA
CXEWE8AFFD	S1405	16.1 (N/A)	15.2 (N/A)	31.3	6.8	NA
WNCIFOT5Q9	S1406	17.2 (N/A)	20.0 (N/A)	37.2	6.1	NA
OVN0UQYJ1Y	S1407	22.1 (N/A)	4.3 (N/A)	26.4	7.4	NA
JETDBREM0E	S1408	26.4 (N/A)	5.8 (N/A)	32.2	6.7	NA
6AZOT4MK0T	S1409	20.9 (N/A)	10.2 (N/A)	31.1	6.9	NA
EVTU8QJNCX	S1410	21.4 (N/A)	9.9 (N/A)	31.3	6.9	NA
K1NR4R39HX	S1501	25.0 (N/A)	8.2 (N/A)	33.2	6.6	NA
JHFLDN68HZ	S1502	17.7 (N/A)	15.5 (N/A)	33.2	6.6	NA



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EOTITXV8FU	S1503	14.0 (N/A)	9.8 (N/A)	23.8	7.7	NA
I0JD4EXIUB	S1504	14.3 (N/A)	14.5 (N/A)	28.8	7.1	NA
BNCK7QIRU	S1505	16.5 (N/A)	15.2 (N/A)	31.7	6.8	NA
UKGMT5IF7G	S1506	16.8 (N/A)	20.1 (N/A)	36.9	6.1	NA
643XOT7BR8	S1507	22.4 (N/A)	4.2 (N/A)	26.6	7.3	NA
ZYOFY0LQ7W	S1508	26.8 (N/A)	5.9 (N/A)	32.7	6.7	NA
GNRUA7T6U8	S1509	21.2 (N/A)	10.1 (N/A)	31.3	6.8	NA
BSACQ72T3O	S1510	21.7 (N/A)	10.0 (N/A)	31.7	6.8	NA
9P0S466BY2	S1601	25.2 (N/A)	8.0 (N/A)	33.2	6.6	NA
U2HLATNIXR	S1602	17.9 (N/A)	15.2 (N/A)	33.1	6.6	NA
9ARSBHNAAS	S1603	14.2 (N/A)	9.7 (N/A)	23.9	7.6	NA
G61GW1W8ZD	S1604	14.5 (N/A)	14.2 (N/A)	28.7	7.1	NA
ASI1ODK8NW	S1605	16.6 (N/A)	15.0 (N/A)	31.6	6.8	NA
2L2H187IQX	S1606	16.7 (N/A)	19.8 (N/A)	36.5	6.2	NA
S6BGWXAAYI	S1607	22.6 (N/A)	4.3 (N/A)	26.9	7.3	NA
6OSTQR20E8	S1608	26.9 (N/A)	6.1 (N/A)	33.0	6.6	NA
7OWNZ4EUPX	S1609	21.1 (N/A)	10.1 (N/A)	31.2	6.9	NA
4ORCVERBE0	S1610	21.8 (N/A)	9.8 (N/A)	31.6	6.8	NA
DJKFZO3I0K	S1701	25.4 (N/A)	8.5 (N/A)	33.9	6.5	NA
GHDSZDJXR2	S1702	18.1 (N/A)	15.2 (N/A)	33.3	6.6	NA
TPUAOS6P8M	S1703	14.3 (N/A)	9.5 (N/A)	23.8	7.6	NA
91VN4XERYK	S1704	14.6 (N/A)	14.1 (N/A)	28.7	7.1	NA
43UMGYJ0G	S1705	16.7 (N/A)	15.0 (N/A)	31.7	6.8	NA
SNKOKPV0YC	S1706	16.9 (N/A)	19.7 (N/A)	36.6	6.2	NA
840R2XVQ4C	S1707	22.8 (N/A)	4.4 (N/A)	27.2	7.3	NA
DJ098UK36E	S1708	27.1 (N/A)	6.1 (N/A)	33.2	6.6	NA
BEVQ1YW18P	S1709	20.9 (N/A)	10.1 (N/A)	31.0	6.9	NA
N2T04YA2HN	S1710	22.0 (N/A)	9.6 (N/A)	31.6	6.8	NA
7T4R1QY5OO	S1801	25.5 (N/A)	8.3 (N/A)	33.8	6.5	NA
X4UUOA2GGE	S1802	18.2 (N/A)	15.0 (N/A)	33.2	6.6	NA
9FO3NZM41I	S1803	14.5 (N/A)	9.5 (N/A)	24.0	7.6	NA
XSZJMH1156	S1804	14.7 (N/A)	14.1 (N/A)	28.8	7.1	NA
Y8O81HENUG	S1805	16.9 (N/A)	14.9 (N/A)	31.8	6.8	NA
8U85748QCF	S1806	17.0 (N/A)	19.7 (N/A)	36.7	6.2	NA
DNGYBWSXRV	S1807	22.9 (N/A)	4.4 (N/A)	27.3	7.3	NA
IXLPSWVWEA	S1808	27.3 (N/A)	6.1 (N/A)	33.4	6.6	NA



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LL8QDM7AW9	S1809	18.0 (N/A)	9.9 (N/A)	27.9	7.2	NA
B6SRHNY99F	S1810	21.7 (N/A)	9.8 (N/A)	31.5	6.8	NA
YUAFJ28BOV	S1901	25.7 (N/A)	8.4 (N/A)	34.1	6.4	NA
Y8BRJA89A8	S1902	18.4 (N/A)	15.2 (N/A)	33.6	6.6	NA
OXUNVDWHRF	S1903	14.8 (N/A)	9.2 (N/A)	24.0	7.6	NA
39AP4MHD02	S1904	14.9 (N/A)	13.9 (N/A)	28.8	7.1	NA
O0R43UV3S9	S1905	17.1 (N/A)	15.0 (N/A)	32.1	6.8	NA
5SQZVY81KR	S1906	17.2 (N/A)	19.5 (N/A)	36.7	6.2	NA
1OV15G9KI5	S1907	23.1 (N/A)	4.4 (N/A)	27.5	7.3	NA
W4SAWBZ0DS	S1908	27.4 (N/A)	6.1 (N/A)	33.5	6.6	NA
YXTODE1BO8	S1909	16.9 (N/A)	9.9 (N/A)	26.8	7.3	NA
6RKNFGUPY0	S1910	21.2 (N/A)	9.8 (N/A)	31.0	6.9	NA
929G1XUPS1	S2001	25.9 (N/A)	8.5 (N/A)	34.4	6.4	NA
I7CQRGGJGG	S2002	18.5 (N/A)	15.1 (N/A)	33.6	6.6	NA
AUKLSC4OVT	S2003	14.8 (N/A)	9.3 (N/A)	24.1	7.6	NA
IMTRDEBSND	S2004	15.0 (N/A)	13.7 (N/A)	28.7	7.1	NA
M2YXDZD1SI	S2005	17.2 (N/A)	14.9 (N/A)	32.1	6.7	NA
ALARR8YKIK	S2006	17.4 (N/A)	19.5 (N/A)	36.9	6.1	NA
AK9FZJV4WC	S2007	23.3 (N/A)	4.4 (N/A)	27.7	7.2	NA
B2TIK38C9N	S2008	27.6 (N/A)	6.6 (N/A)	34.2	6.4	NA
N3YFXD9JC1	S2009	17.3 (N/A)	9.9 (N/A)	27.2	7.3	NA
LS5ICRP0HZ	S2010	20.3 (N/A)	9.7 (N/A)	30.0	7	NA
4Y9H0RPEQF	S2101	26.0 (N/A)	8.5 (N/A)	34.5	6.4	NA
XICNCZD1SF	S2102	18.7 (N/A)	15.0 (N/A)	33.7	6.5	NA
BLKB0D9SB6	S2103	15.0 (N/A)	9.2 (N/A)	24.2	7.6	NA
NYWLCVNJ4K	S2104	15.2 (N/A)	13.8 (N/A)	29.0	7.1	NA
0V0V6QB1GO	S2105	17.3 (N/A)	14.7 (N/A)	32.0	6.7	NA
ZZX0V7Y4MF	S2106	17.8 (N/A)	19.1 (N/A)	36.9	6.1	NA
TWDQJP2RJ0	S2107	23.4 (N/A)	4.4 (N/A)	27.8	7.2	NA
1GPAZQ5MHP	S2108	27.8 (N/A)	6.6 (N/A)	34.4	6.4	NA
EHVVR0TT6J	S2109	17.3 (N/A)	9.8 (N/A)	27.1	7.3	NA
TQJ3LANX5G	S2110	19.6 (N/A)	9.3 (N/A)	28.9	7.1	NA
7MQ8VPWETJ	S2201	26.0 (N/A)	8.5 (N/A)	34.5	6.4	NA
N5X04DRGWK	S2202	18.7 (N/A)	14.8 (N/A)	33.5	6.6	NA
NIEVL5J2JE	S2203	15.0 (N/A)	9.3 (N/A)	24.3	7.6	NA
7QSIQ7Z4O	S2204	15.2 (N/A)	13.5 (N/A)	28.7	7.1	NA



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3Z7RY76UF3	S2205	17.3 (N/A)	14.6 (N/A)	31.9	6.8	NA
RJGZ77Z5D4	S2206	17.8 (N/A)	19.4 (N/A)	37.2	6.1	NA
8U84Q8KD7R	S2207	23.4 (N/A)	4.4 (N/A)	27.8	7.2	NA
KXLEZITBUV	S2208	27.7 (N/A)	6.6 (N/A)	34.3	6.4	NA
UNUA6PQ3QF	S2209	17.0 (N/A)	9.8 (N/A)	26.8	7.3	NA
P58UAJ1CBZ	S2210	19.8 (N/A)	9.6 (N/A)	29.4	7.1	NA
W2WXT48BAZ	S2301	26.2 (N/A)	8.4 (N/A)	34.6	6.4	NA
OXKSKU977B	S2302	18.8 (N/A)	14.9 (N/A)	33.7	6.5	NA
SRX1COZ0EP	S2303	15.1 (N/A)	9.0 (N/A)	24.1	7.6	NA
RQA59206QC	S2304	15.3 (N/A)	13.4 (N/A)	28.7	7.1	NA
QO2111UPKP	S2305	17.5 (N/A)	14.4 (N/A)	31.9	6.8	NA
J3E9HEF5VE	S2306	18.2 (N/A)	19.1 (N/A)	37.3	6.1	NA
FI7UI7WPTR	S2307	23.6 (N/A)	4.4 (N/A)	28.0	7.2	NA
4CQ5UDZ59K	S2308	27.9 (N/A)	6.2 (N/A)	34.1	6.4	NA
3JQYGXLAX4	S2309	17.6 (N/A)	9.7 (N/A)	27.3	7.3	NA
X5LM6IRHT4	S2310	20.1 (N/A)	9.6 (N/A)	29.7	7	NA
EF52VGMJPE	S2401	26.3 (N/A)	8.3 (N/A)	34.6	6.4	NA
PJ5KK51JOU	S2402	19.0 (N/A)	14.8 (N/A)	33.8	6.5	NA
VW1Z481E8M	S2403	15.3 (N/A)	8.9 (N/A)	24.2	7.6	NA
WRMFGYOXC9	S2404	15.5 (N/A)	13.3 (N/A)	28.8	7.1	NA
KCVTPNAABB	S2405	17.7 (N/A)	14.2 (N/A)	31.9	6.8	NA
QH38ISNG8X	S2406	18.3 (N/A)	19.1 (N/A)	37.4	6.1	NA
OHKCS77ZEW	S2407	23.7 (N/A)	4.4 (N/A)	28.1	7.2	NA
RDHOKSAIJQ	S2408	28.2 (N/A)	6.2 (N/A)	34.4	6.4	NA
71D65OYN6Y	S2409	17.8 (N/A)	9.7 (N/A)	27.5	7.3	NA
LHZOVC1SBR	S2410	20.2 (N/A)	9.6 (N/A)	29.8	7	NA
QL5OUMA0YZ	S2501	26.5 (N/A)	8.3 (N/A)	34.8	6.4	NA
RF7SZWENGE	S2502	19.2 (N/A)	14.9 (N/A)	34.1	6.4	NA
JT2QLJO23H	S2503	15.4 (N/A)	9.0 (N/A)	24.4	7.6	NA
0RH29W5YMT	S2504	15.6 (N/A)	13.3 (N/A)	28.9	7.1	NA
NJZHGFKHY8	S2505	17.8 (N/A)	14.1 (N/A)	31.9	6.8	NA
8OL7I6SPDK	S2506	18.6 (N/A)	19.1 (N/A)	37.7	6.1	NA
8HVQ998ESD	S2507	23.9 (N/A)	4.4 (N/A)	28.3	7.2	NA
1PBX094VJF	S2508	28.3 (N/A)	6.1 (N/A)	34.4	6.4	NA
9HE5JMGJUD	S2509	18.2 (N/A)	9.7 (N/A)	27.9	7.2	NA
B54FRWK8NR	S2510	20.3 (N/A)	9.5 (N/A)	29.8	7	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
3YE9X3R9X9	S2601	26.7 (N/A)	8.3 (N/A)	35.0	6.4	NA
UTL9S408KK	S2602	19.3 (N/A)	14.8 (N/A)	34.1	6.4	NA
ROP8NJ2NZU	S2603	17.0 (N/A)	9.7 (N/A)	26.7	7.3	NA
DSYN30051P	S2604	16.7 (N/A)	13.7 (N/A)	30.4	6.9	NA
BMJ0OGP52A	S2605	19.0 (N/A)	14.5 (N/A)	33.5	6.6	NA
57WKOYQGQH7	S2606	20.9 (N/A)	11.8 (N/A)	32.7	6.7	NA
KSC1CQ6W81	S2607	24.0 (N/A)	4.4 (N/A)	28.4	7.2	NA
A9Y44KHAO3	S2608	28.4 (N/A)	6.0 (N/A)	34.4	6.4	NA
1URQQD4S7Y	S2609	18.9 (N/A)	9.5 (N/A)	28.4	7.2	NA
J6IEB080XA	S2610	20.8 (N/A)	9.5 (N/A)	30.3	6.9	NA
QYDZ3PE43A	S2701	26.7 (N/A)	8.3 (N/A)	35.0	6.4	NA
ED46QETHJH	S2702	19.3 (N/A)	14.8 (N/A)	34.1	6.4	NA
WE6XRV6L1E	S2703	23.7 (N/A)	10.6 (N/A)	34.3	6.4	NA
56UVG643EC	S2704	22.4 (N/A)	15.2 (N/A)	37.6	6.1	NA
IIQFDZ2DS8	S2705	24.0 (N/A)	4.4 (N/A)	28.4	7.2	NA
0CGYBKCAWW	S2706	28.7 (N/A)	6.2 (N/A)	34.9	6.4	NA
E1KGLQTQDM	S2707	19.0 (N/A)	9.4 (N/A)	28.4	7.2	NA
X1Q63F35DC	S2708	20.9 (N/A)	9.4 (N/A)	30.3	6.9	NA
0V7KHI58JM	S2801	26.8 (N/A)	8.2 (N/A)	35.0	6.4	NA
WYMACKE0MF	S2802	19.5 (N/A)	14.7 (N/A)	34.2	6.4	NA
J5V1QV4DHD	S2803	25.6 (N/A)	6.5 (N/A)	32.1	6.7	NA
EFVE8UK1W1	S2804	28.5 (N/A)	6.6 (N/A)	35.1	6.4	NA
PBSIRANGWA	S2805	24.2 (N/A)	4.4 (N/A)	28.6	7.1	NA
LDQPUTX5LG	S2806	29.7 (N/A)	5.3 (N/A)	35.0	6.4	NA
RV1XFMUCX8	S2807	20.3 (N/A)	7.5 (N/A)	27.8	7.2	NA
NS4QADUILN	S2808	22.2 (N/A)	7.1 (N/A)	29.3	7.1	NA
MZTUYN6ZUE	S2901	27.0 (N/A)	8.2 (N/A)	35.2	6.4	NA
N1WZVX9J1W	S2902	19.6 (N/A)	14.6 (N/A)	34.2	6.4	NA
8JHU6OEUKE	S2903	17.1 (N/A)	17.6 (N/A)	34.7	6.4	NA
X979ZHJPEM	S2904	20.2 (N/A)	8.1 (N/A)	28.3	7.2	NA
TP9X9GBBQD	S2905	22.2 (N/A)	10.1 (N/A)	32.3	6.7	NA
FZP81BO9XW	S2906	25.1 (N/A)	4.4 (N/A)	29.5	7.1	NA
GI8BMFTHOA	S2907	30.7 (N/A)	6.0 (N/A)	36.7	6.2	NA
DQVBVFIJIH	S2908	21.0 (N/A)	8.4 (N/A)	29.4	7.1	NA
HFYVGSMXGI	S2909	22.2 (N/A)	8.8 (N/A)	31.0	6.9	NA
C7G7K0DZHW	S3001	27.2 (N/A)	8.2 (N/A)	35.4	6.3	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
3YUP9L39CU	S3002	19.7 (N/A)	14.7 (N/A)	34.4	6.4	NA
LUNC74SSY0	S3003	15.8 (N/A)	18.1 (N/A)	33.9	6.5	NA
ASCLAGJY14	S3004	19.1 (N/A)	8.2 (N/A)	27.3	7.3	NA
ZNVV6RTE9Q	S3005	19.1 (N/A)	18.3 (N/A)	37.4	6.1	NA
BFIITMT1YO	S3006	25.2 (N/A)	4.4 (N/A)	29.6	7	NA
XFYKXQ7U9B	S3007	31.2 (N/A)	5.9 (N/A)	37.1	6.1	NA
81PVG8XIQ9	S3008	21.6 (N/A)	8.5 (N/A)	30.1	6.9	NA
O82XQ8ND7Q	S3009	22.4 (N/A)	8.4 (N/A)	30.8	6.9	NA
HUBRWLVJO2	S3101	27.2 (N/A)	8.2 (N/A)	35.4	6.3	NA
KJ72AW7QPS	S3102	19.7 (N/A)	15.1 (N/A)	34.8	6.4	NA
8L534UFMCU	S3103	15.7 (N/A)	17.9 (N/A)	33.6	6.6	NA
OE35F5Q7VC	S3104	19.1 (N/A)	8.1 (N/A)	27.2	7.3	NA
RUO4U50DEY	S3105	19.3 (N/A)	18.1 (N/A)	37.4	6.1	NA
DH1AFA91EH	S3106	25.2 (N/A)	4.4 (N/A)	29.6	7	NA
FN26J0329W	S3107	31.2 (N/A)	5.9 (N/A)	37.1	6.1	NA
5887EJNER3	S3108	21.4 (N/A)	8.3 (N/A)	29.7	7	NA
GH2SZGDMWI	S3109	22.5 (N/A)	8.7 (N/A)	31.2	6.9	NA
MZKGT8ZCEW	S3201	27.3 (N/A)	8.1 (N/A)	35.4	6.3	NA
FBSJ20J89X	S3202	19.9 (N/A)	15.0 (N/A)	34.9	6.4	NA
RBH9MD08M0	S3203	15.3 (N/A)	18.0 (N/A)	33.3	6.6	NA
Z0CRMM55H7	S3204	19.3 (N/A)	8.0 (N/A)	27.3	7.3	NA
9KWIXL4H61	S3205	19.5 (N/A)	18.1 (N/A)	37.6	6	NA
I50O9PRIO1	S3206	25.4 (N/A)	4.4 (N/A)	29.8	7	NA
SX8PX5MMOZ	S3207	31.4 (N/A)	5.8 (N/A)	37.2	6.1	NA
4V2FLV2SKV	S3208	20.8 (N/A)	8.5 (N/A)	29.3	7.1	NA
DE3ZWM3GJZ	S3209	22.9 (N/A)	8.7 (N/A)	31.6	6.8	NA
C3C3C9HHO5	S3301	27.3 (N/A)	8.1 (N/A)	35.4	6.3	NA
1VJVZZUKRV	S3302	19.9 (N/A)	15.2 (N/A)	35.1	6.4	NA
FW1ORXQOSQ	S3303	15.3 (N/A)	17.9 (N/A)	33.2	6.6	NA
P603EFB1E3	S3304	19.2 (N/A)	8.1 (N/A)	27.3	7.3	NA
JF2AQ91ANU	S3305	19.6 (N/A)	18.1 (N/A)	37.7	6	NA
VYKZ3NLOMF	S3306	25.4 (N/A)	4.4 (N/A)	29.8	7	NA
NBOTCB3GZU	S3307	31.3 (N/A)	5.8 (N/A)	37.1	6.1	NA
YMXH7CJ6H6	S3308	21.9 (N/A)	8.4 (N/A)	30.3	6.9	NA
TFZ251CUTR	S3309	22.9 (N/A)	8.3 (N/A)	31.2	6.9	NA
2782QEJR36	S3401	25.3 (N/A)	6.5 (N/A)	31.8	6.8	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
9YM0QDWNX7	S3402	20.0 (N/A)	14.9 (N/A)	34.9	6.4	NA
GDEW9WG7M1	S3403	15.5 (N/A)	17.7 (N/A)	33.2	6.6	NA
R6450H83Q8	S3404	19.4 (N/A)	8.0 (N/A)	27.4	7.3	NA
SUZUYXJYW5	S3405	19.7 (N/A)	18.1 (N/A)	37.8	6	NA
B7V9JU1667	S3406	25.5 (N/A)	4.4 (N/A)	29.9	7	NA
G4YG47HFKD	S3407	31.7 (N/A)	5.8 (N/A)	37.5	6.1	NA
WA3W017AD7	S3408	22.2 (N/A)	8.4 (N/A)	30.6	6.9	NA
NVV39ETC2G	S3409	23.3 (N/A)	8.8 (N/A)	32.1	6.7	NA
AHBNP9LI5Z	S3501	28.5 (N/A)	8.2 (N/A)	36.7	6.2	NA
H4H7NIAK9S	S3502	20.2 (N/A)	15.0 (N/A)	35.2	6.4	NA
2LHCB49B68	S3503	15.6 (N/A)	17.7 (N/A)	33.3	6.6	NA
1BN45F9EAG	S3504	19.6 (N/A)	8.1 (N/A)	27.7	7.2	NA
9BIMT60OVV	S3505	19.8 (N/A)	17.8 (N/A)	37.6	6.1	NA
RHVX36XF6T	S3506	25.7 (N/A)	4.4 (N/A)	30.1	6.9	NA
J8OA0E5EFG	S3507	31.8 (N/A)	5.9 (N/A)	37.7	6	NA
GPHHB1C4TE	S3508	22.9 (N/A)	8.4 (N/A)	31.3	6.9	NA
EVPKRUQZA9	S3509	23.7 (N/A)	8.6 (N/A)	32.3	6.7	NA
R4IR7AWHVP	S3601	28.5 (N/A)	8.2 (N/A)	36.7	6.2	NA
BVIOOB9NWC	S3602	20.2 (N/A)	15.1 (N/A)	35.3	6.3	NA
33V1OYTDSG	S3603	15.6 (N/A)	17.6 (N/A)	33.2	6.6	NA
XFEGZMG0KA	S3604	19.5 (N/A)	8.0 (N/A)	27.5	7.3	NA
E5IEDSMA6P	S3605	20.0 (N/A)	17.9 (N/A)	37.9	6	NA
VDD8GYIRCJ	S3606	25.7 (N/A)	4.4 (N/A)	30.1	6.9	NA
QSZP26RCZC	S3607	31.9 (N/A)	5.8 (N/A)	37.7	6	NA
5JCV78URY6	S3608	24.1 (N/A)	8.2 (N/A)	32.3	6.7	NA
LTHDVTBFAA	S3609	24.0 (N/A)	8.3 (N/A)	32.3	6.7	NA
DZYBTWF3MG	S3701	30.0 (N/A)	7.9 (N/A)	37.9	6	NA
AJK3UMBRBH	S3702	23.1 (N/A)	13.6 (N/A)	36.7	6.2	NA
E12F77KV4I	S3703	18.5 (N/A)	16.9 (N/A)	35.4	6.3	NA
4LBY9FUBBK	S3704	21.1 (N/A)	8.5 (N/A)	29.6	7	NA
21FR5BIOSI	S3705	20.2 (N/A)	15.8 (N/A)	36.0	6.3	NA
STE26L7SDW	S3706	26.1 (N/A)	4.7 (N/A)	30.8	6.9	NA
LU8DMYIV3P	S3707	31.5 (N/A)	5.3 (N/A)	36.8	6.2	NA
19Q0PNWLK5	S3708	24.3 (N/A)	8.9 (N/A)	33.2	6.6	NA
B8BVNTUJV5	S3709	27.0 (N/A)	10.9 (N/A)	37.9	6	NA
83B0G3RE4F	S501	18.9 (N/A)	11.2 (N/A)	30.1	6.9	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
G3LCEHLB0X	S502	13.7 (N/A)	20.8 (N/A)	34.5	6.4	NA
CELNLVRABW	S503	9.9 (N/A)	11.8 (N/A)	21.7	7.9	NA
ZNX50MF8UR	S504	11.6 (N/A)	17.2 (N/A)	28.8	7.1	NA
X6UMNYO5L6	S505	11.0 (N/A)	17.0 (N/A)	28.0	7.2	NA
YSL764RYOV	S506	18.5 (N/A)	18.4 (N/A)	36.9	6.1	NA
LQCIQ3FPM2	S507	32.1 (N/A)	4.0 (N/A)	36.1	6.2	NA
CMRIAGT99X	S508	31.1 (N/A)	6.3 (N/A)	37.4	6.1	NA
GWZF8GCZ95	S509	15.7 (N/A)	13.1 (N/A)	28.8	7.1	NA
4QT9GG3M6U	S510	21.2 (N/A)	14.5 (N/A)	35.7	6.3	NA
S8SS4LBC6Z	S601	17.7 (N/A)	10.9 (N/A)	28.6	7.1	NA
KSZ1OY07JJ	S602	10.7 (N/A)	20.9 (N/A)	31.6	6.8	NA
1PQQ8V2SC3	S603	10.3 (N/A)	11.5 (N/A)	21.8	7.9	NA
NGDOEHEGLW	S604	11.9 (N/A)	17.0 (N/A)	28.9	7.1	NA
F93KUL12UR	S605	11.5 (N/A)	16.7 (N/A)	28.2	7.2	NA
P6CW3DSCUJ	S606	14.4 (N/A)	15.2 (N/A)	29.6	7	NA
TTADMEPKWH	S607	18.2 (N/A)	4.4 (N/A)	22.6	7.8	NA
UTWXE1WG5W	S608	22.2 (N/A)	7.6 (N/A)	29.8	7	NA
398UOQDQVA	S609	16.3 (N/A)	12.5 (N/A)	28.8	7.1	NA
YCWBW8Z7Q	S610	21.8 (N/A)	13.8 (N/A)	35.6	6.3	NA
6RFM75KPSB	S701	17.8 (N/A)	10.8 (N/A)	28.6	7.1	NA
QMG7PTUQY5	S702	10.9 (N/A)	20.7 (N/A)	31.6	6.8	NA
A8ZWSS7UUS	S703	10.4 (N/A)	11.3 (N/A)	21.7	7.9	NA
36IO0M4VXS	S704	12.2 (N/A)	16.8 (N/A)	29.0	7.1	NA
GY8TTM5ZWT	S705	11.8 (N/A)	16.5 (N/A)	28.3	7.2	NA
8Z5AIUE1GD	S706	14.7 (N/A)	14.9 (N/A)	29.6	7	NA
WH7AQL5G83	S707	18.5 (N/A)	4.5 (N/A)	23.0	7.8	NA
IETT4CZ4NE	S708	22.5 (N/A)	7.5 (N/A)	30.0	7	NA
Y72NTOHUXH	S709	16.7 (N/A)	12.3 (N/A)	29.0	7.1	NA
VB23683EQ1	S710	22.1 (N/A)	14.0 (N/A)	36.1	6.2	NA
R07QD9UBV9	S801	18.3 (N/A)	10.7 (N/A)	29.0	7.1	NA
UCD5TTXS1Y	S802	11.4 (N/A)	20.1 (N/A)	31.5	6.8	NA
IOPHYLIIBX	S803	10.9 (N/A)	11.3 (N/A)	22.2	7.9	NA
GHXABV8BW4	S804	12.6 (N/A)	16.6 (N/A)	29.2	7.1	NA
QTAD6A0PFD	S805	12.3 (N/A)	16.2 (N/A)	28.5	7.2	NA
GEE021ZTRG	S806	15.1 (N/A)	14.2 (N/A)	29.3	7.1	NA
38I7NJRZQM	S807	18.8 (N/A)	4.6 (N/A)	23.4	7.7	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
MO8DTLOWLF	S808	23.0 (N/A)	7.3 (N/A)	30.3	6.9	NA
F46ZJ9OATZ	S809	17.3 (N/A)	12.2 (N/A)	29.5	7.1	NA
45NLBIJ04Q-01	S810	22.8 (N/A)	13.8 (N/A)	36.6	6.2	NA
EERZ1RSI4U	S901	18.6 (N/A)	10.4 (N/A)	29.0	7.1	NA
O3L0ZJQVXB	S902	11.7 (N/A)	19.9 (N/A)	31.6	6.8	NA
61L3FQ21DG	S903	12.8 (N/A)	9.7 (N/A)	22.5	7.8	NA
B6U34IHAAN	S904	11.5 (N/A)	16.7 (N/A)	28.2	7.2	NA
RYRR12BG9K	S905	15.0 (N/A)	15.9 (N/A)	30.9	6.9	NA
I100I3O4BQ	S906	17.6 (N/A)	12.0 (N/A)	29.6	7	NA
HBB0L26FQ8	S907	21.0 (N/A)	4.0 (N/A)	25.0	7.5	NA
OGFSS092N8	S908	25.3 (N/A)	5.9 (N/A)	31.2	6.9	NA
7JNCA11S1J	S909	19.6 (N/A)	10.7 (N/A)	30.3	6.9	NA
5EGFW40PYJ	S910	26.2 (N/A)	11.6 (N/A)	37.8	6	NA
5EGFW40PYJ-01	S910	24.7 (N/A)	11.6 (N/A)	36.3	6.2	NA

Explanatory notes

About this report

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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



Appendix C Insulation Markup

Refer to next page.



Insulation Mark-ups

LEGEND

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

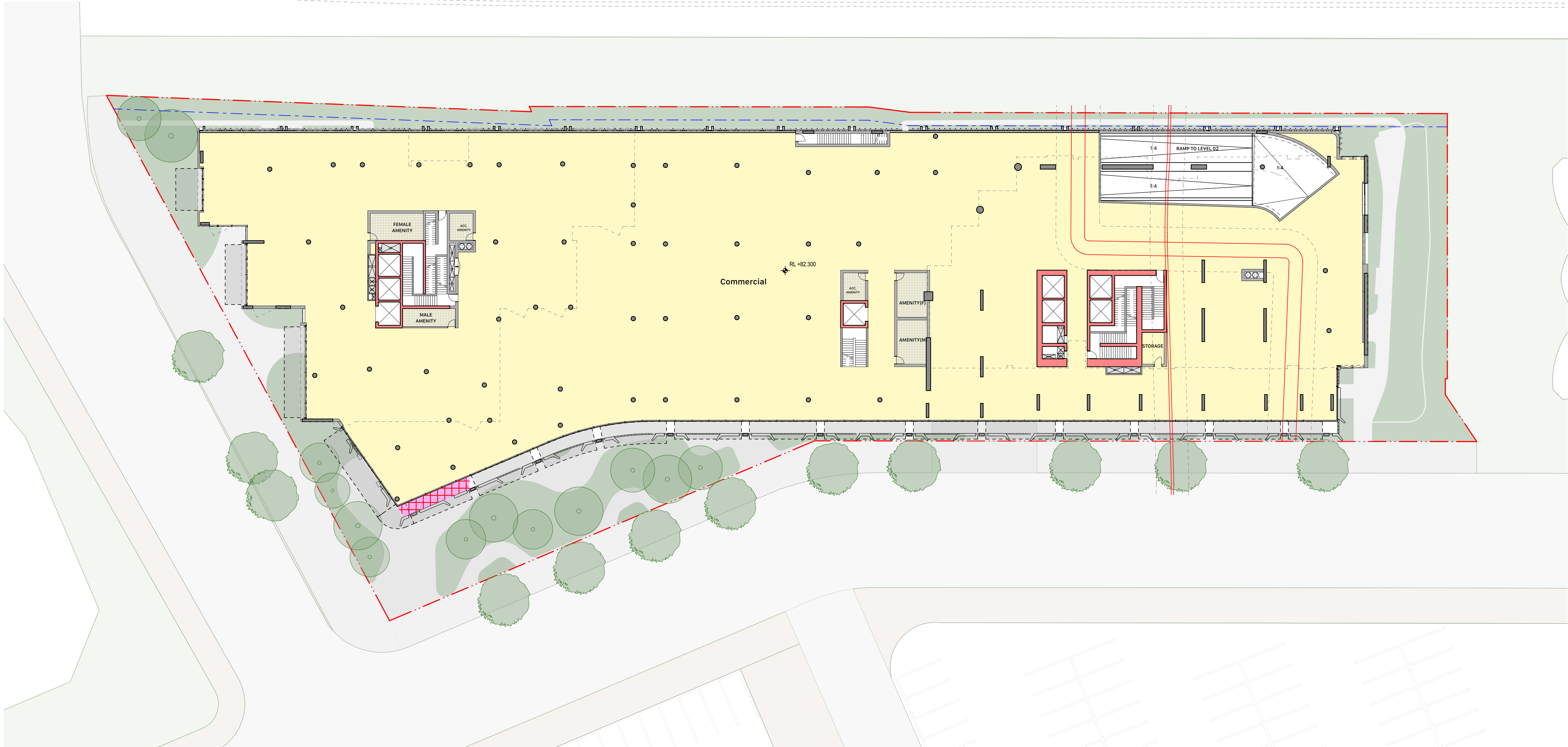


33-37 Herbert ST |
P02799
20/04/2026
Issue 01

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 01
1:250

Insulation Mark-ups

LEGEND

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

07	2/4/2026	For Information	SLG
06	31/3/2026	For Information	SLG
05	17/3/2026	For Information	SLG
04	27/2/2026	For Information	SLG
03	11/2/2026	For Information	SLG
02	4/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 Scale
Level 1 Floor Plan GA 1:250 @ A1

Project Code First Issued
AQHS 30/1/2026

Sheet No. Rev
2001 07

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

0 2.5 5 10m



General notes

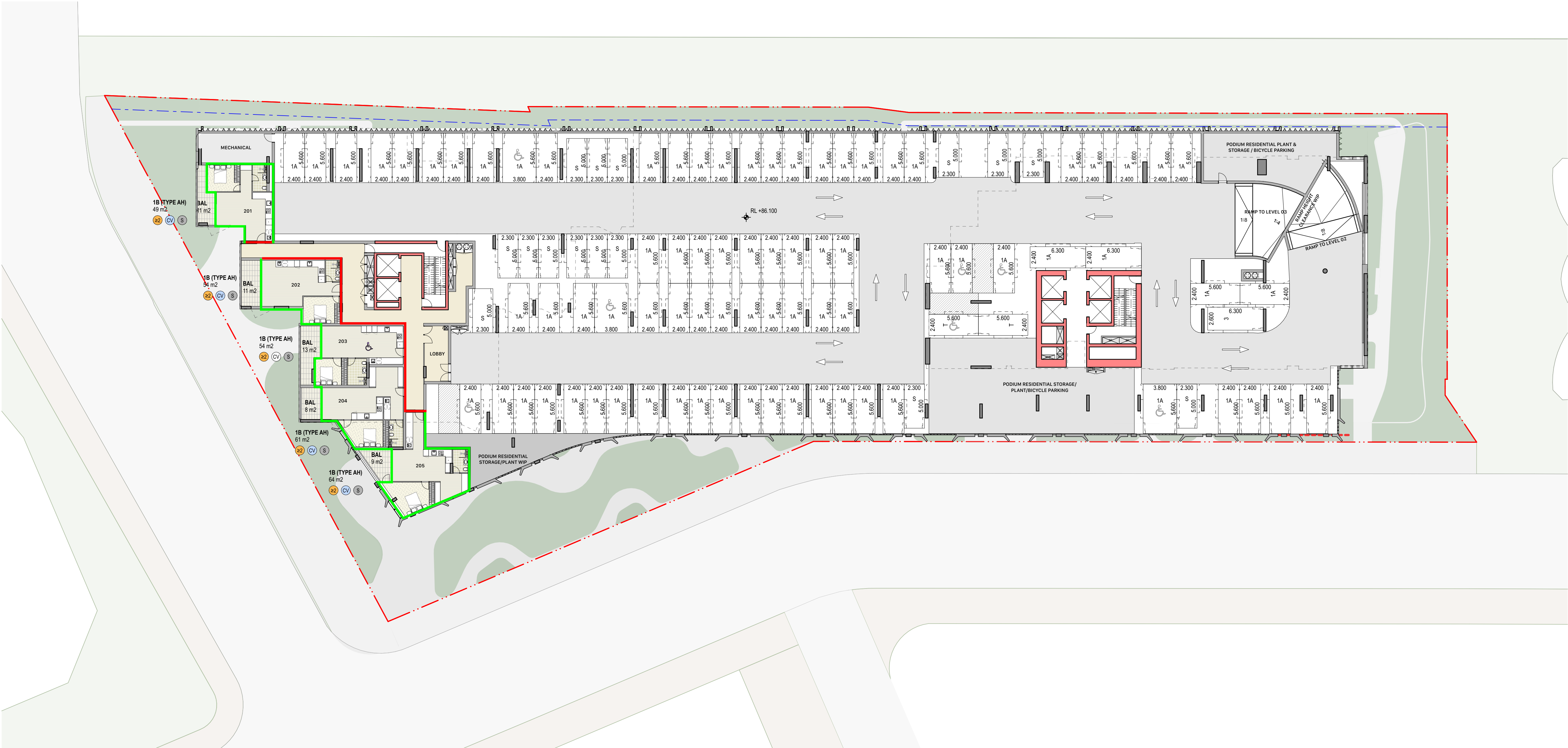
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Carpark Requirement		
1 Bedroom Apartment - AH	0.5/Unit	60.5
1 Bedroom Apartment - AH	0.4/Unit	12.4
2 Bedroom Apartment	1.0/Unit	224
2 Bedroom Apartment - AH	0.5/Unit	7.5
3 Bedroom Apartment	1.5/Unit	33
3 Bedroom Apartment - AH	1.0/Unit	0
Visitor	1/7 Dwellings	0
Retail/Commercial	1/100 of Commercial GFA	42
Car Share		3
Car Wash Bay		2
Total		385

Car Park

Floor	Quantity
Basement B2	
	83
	83
Basement B1	
	96
	96
Level 02	
	97
	97
Level 03	
	99
	99
	375



1 PLAN Level 2
1:250

07	2/4/2026	For Information	SLG
06	31/3/2026	For Information	SLG
05	17/3/2026	For Information	SLG
04	27/2/2026	For Information	SLG
03	11/2/2026	For Information	SLG
02	4/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert St. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250
Level 2 Floor Plan GA

Scale
1:250 @ A1

Project Code
AQHS

First Issued
30/1/2026

Sheet No.
2002

Rev
07



Insulation Mark-ups

LEGEND

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

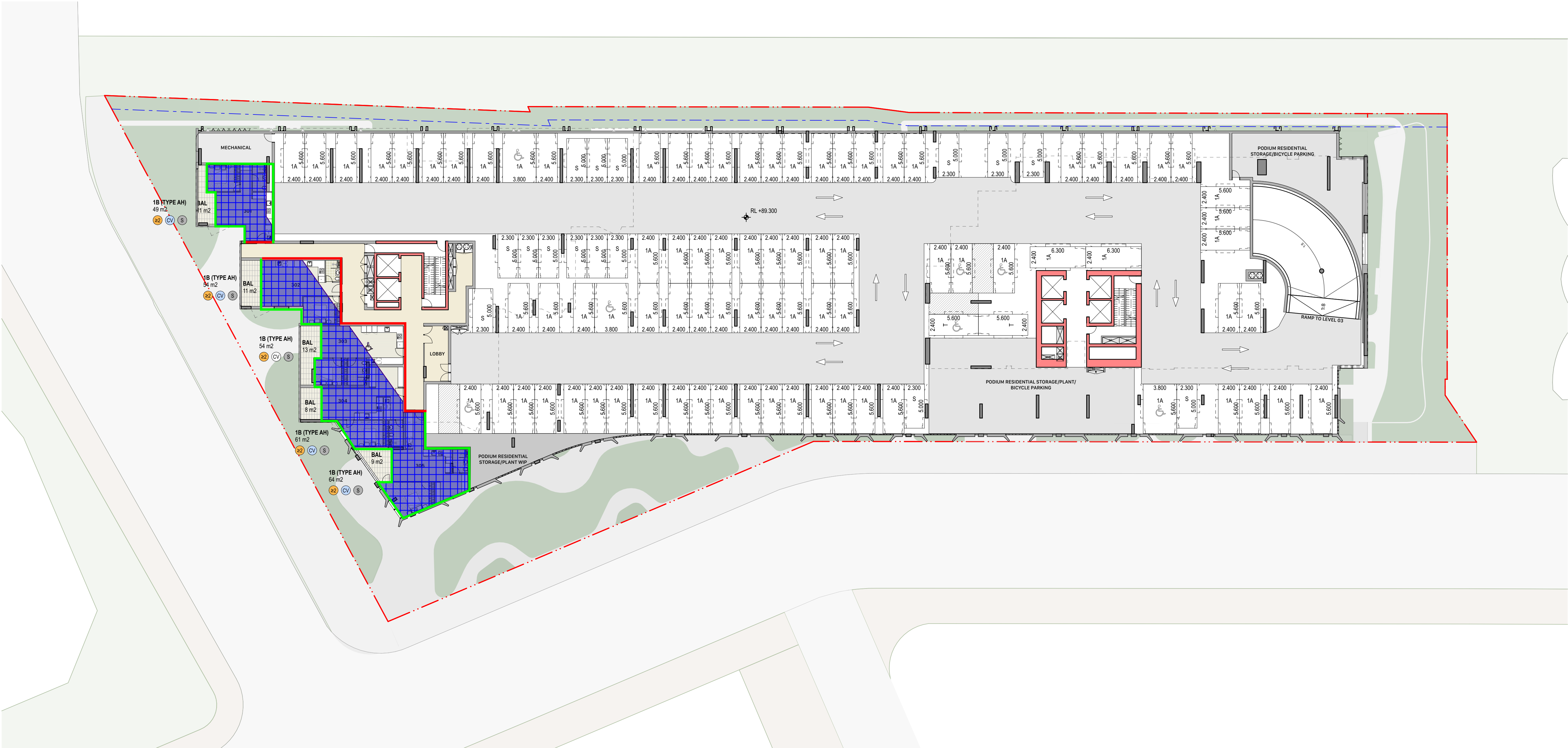
Legend

Carpark Requirement		
1 Bedroom Apartment	0.5/Unit	60.5
1 Bedroom Apartment - AH	0.4/Unit	12.4
2 Bedroom Apartment	1.0/Unit	224
2 Bedroom Apartment - AH	0.5/Unit	7.5
3 Bedroom Apartment	1.5/Unit	33
3 Bedroom Apartment - AH	1.0/Unit	0
Visitor	1/7 Dwellings	0
Retail/Commercial	1/100 of Commercial GFA	42
Car Share		3
Car Wash Bay		2
Total		385

Car Park

Floor	Quantity
-------	----------

Basement B2	
	83
	83
Basement B1	
	96
	96
Level 02	
	97
	97
Level 03	
	99
	99
	375



1 PLAN Level 3
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250
Level 3 Floor Plan GA

Scale
1:250 @ A1

Project Code
AQHS

First Issued
30/1/2026

Sheet No.
2003

Rev
06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

fjcstudio

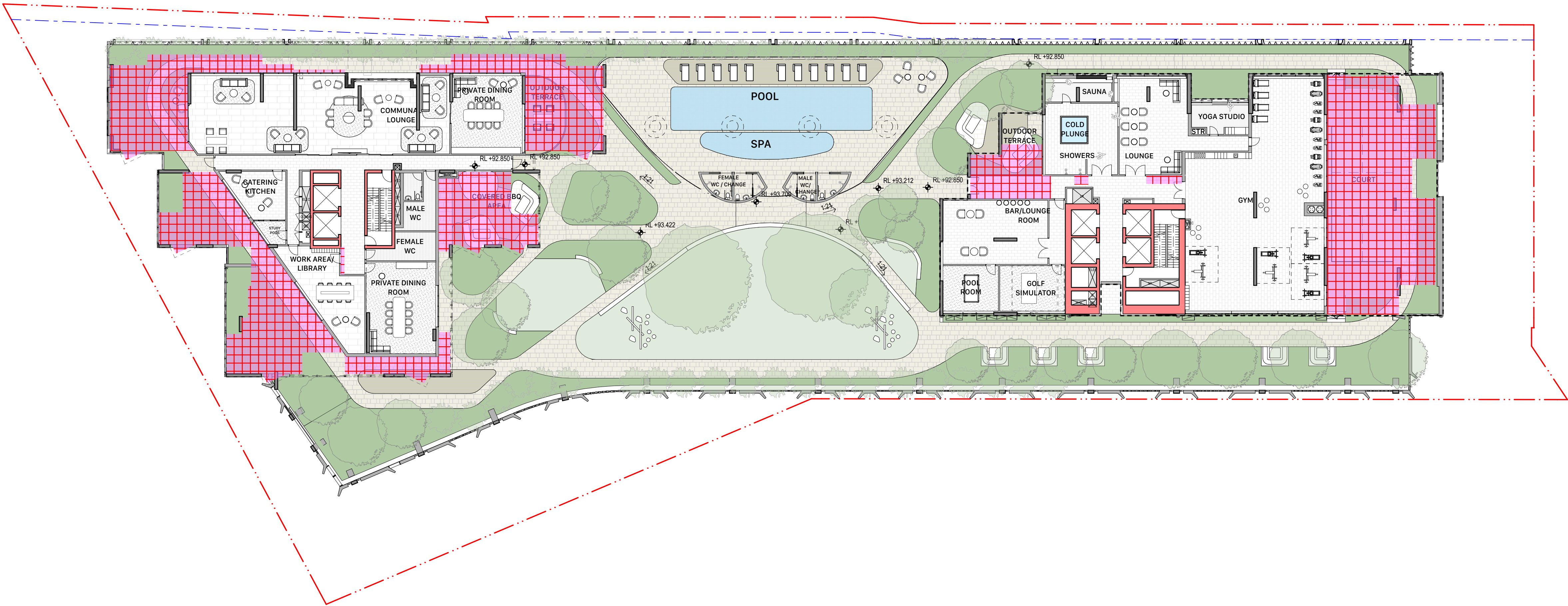
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General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 04
1:250

04	2/4/2026	For Information	SLG
03	31/3/2026	For Information	SLG
02	17/3/2026	For Information	SLG
01	27/2/2026	For Information	SLG

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 4 Floor Plan GA 1:250 @ A1

Project Code **First Issued**
AQHS 27/2/2026

Sheet No. **Rev**
2004 04

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

fjcstudio

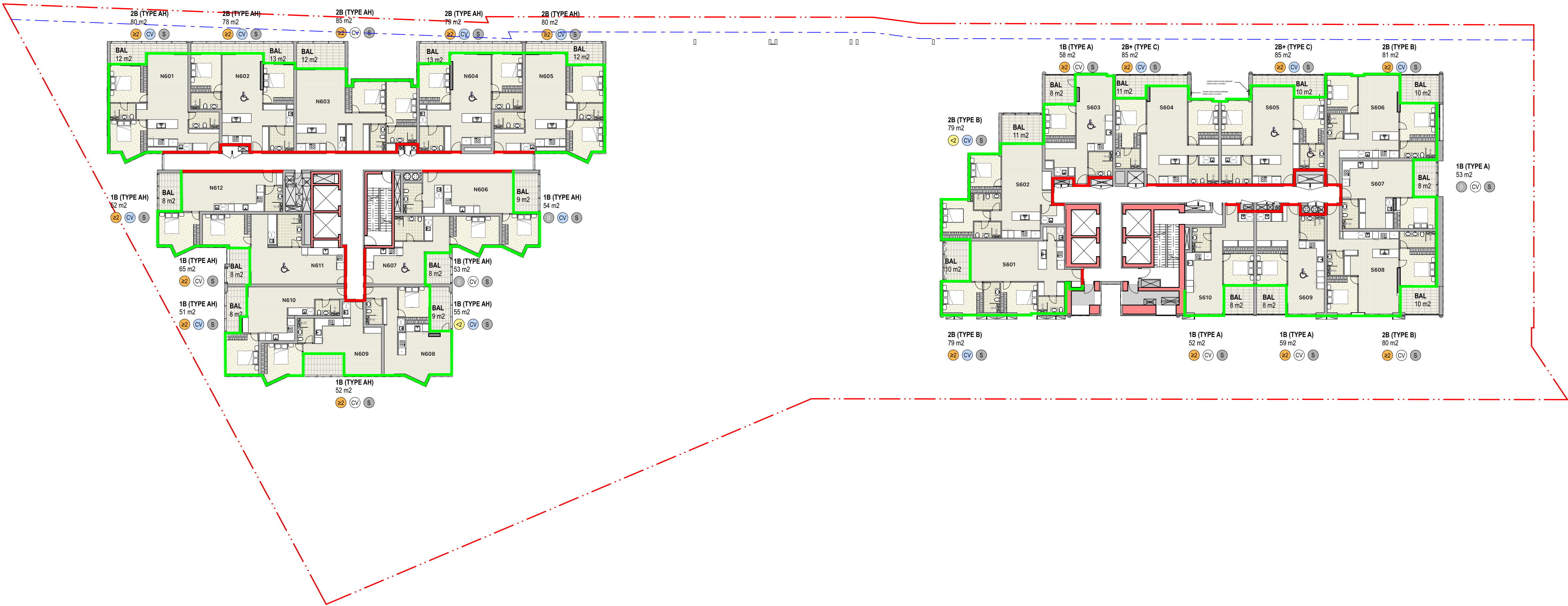
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General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 06
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 6 Floor Plan GA - Typical Floor 1:250 @ A1
Plan - (Level 06)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2006 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

fjcstudio

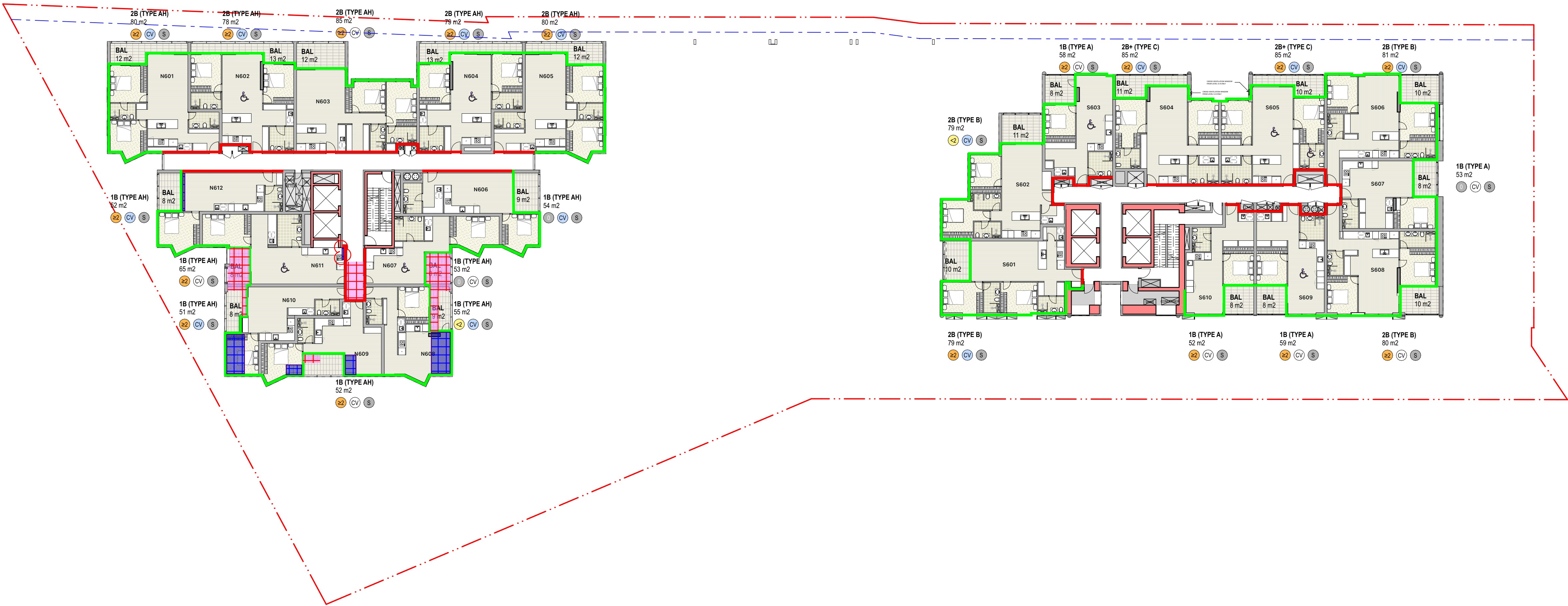
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 06
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 6 Floor Plan GA - Typical Floor 1:250 @ A1
Plan - (Level 7)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2006 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

fjcstudio

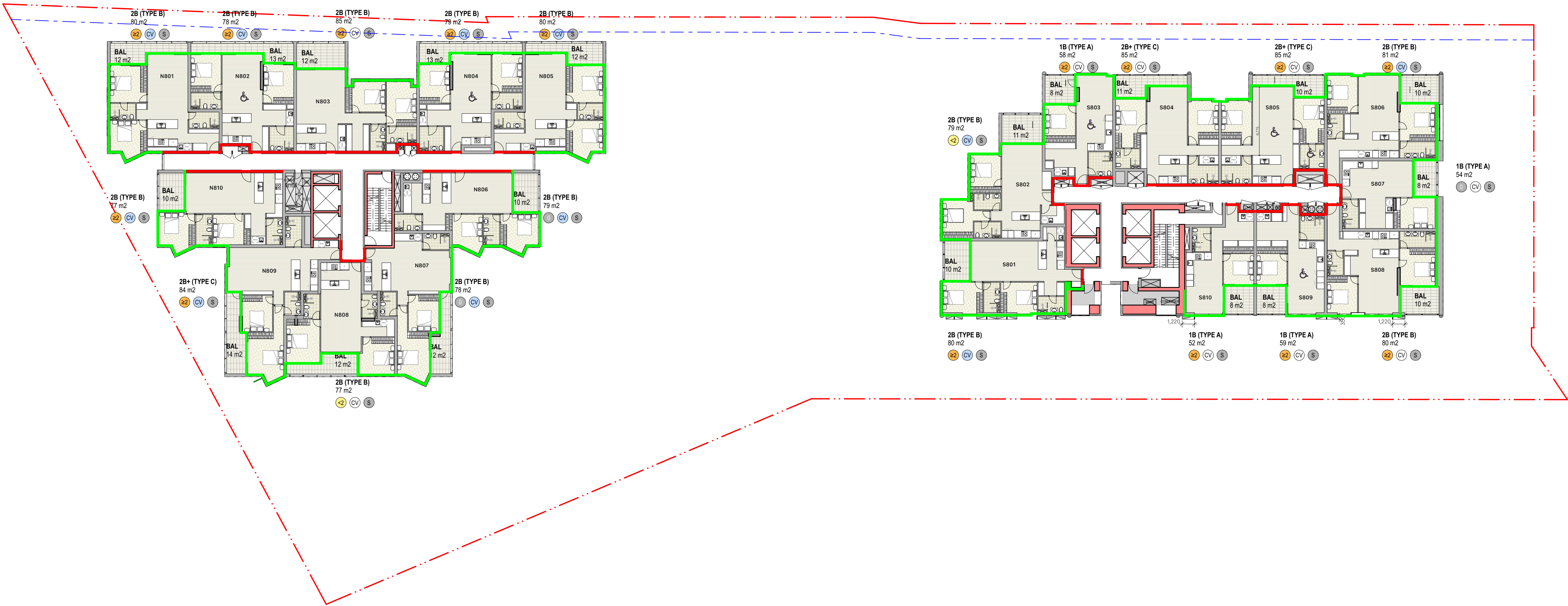
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 08
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 8 Floor Plan GA - Typical Floor 1:250 @ A1
Plan - (Level 8)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2008 06



Insulation Mark-ups

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

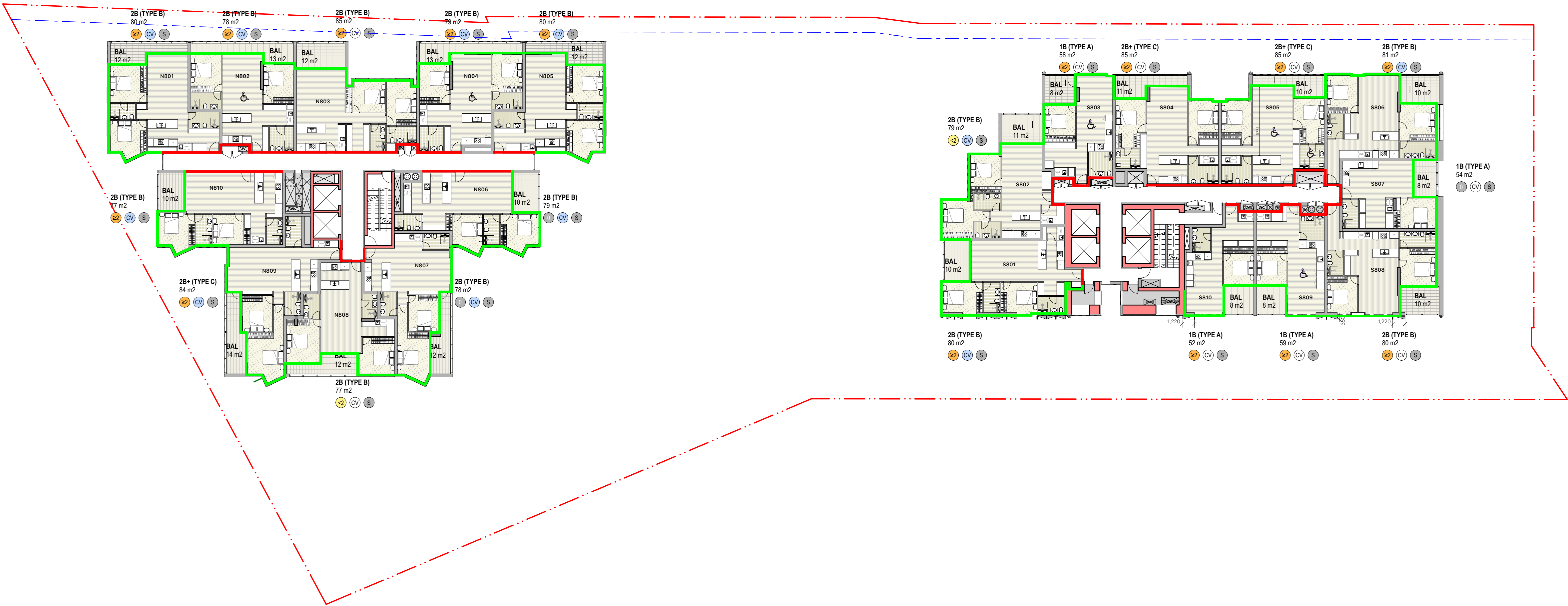


33-37 Herbert ST |
P02799
20/04/2026
Issue 01

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 08
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 8 Floor Plan GA - Typical Floor 1:250 @ A1
Plan - (Level 9-11)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2008 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

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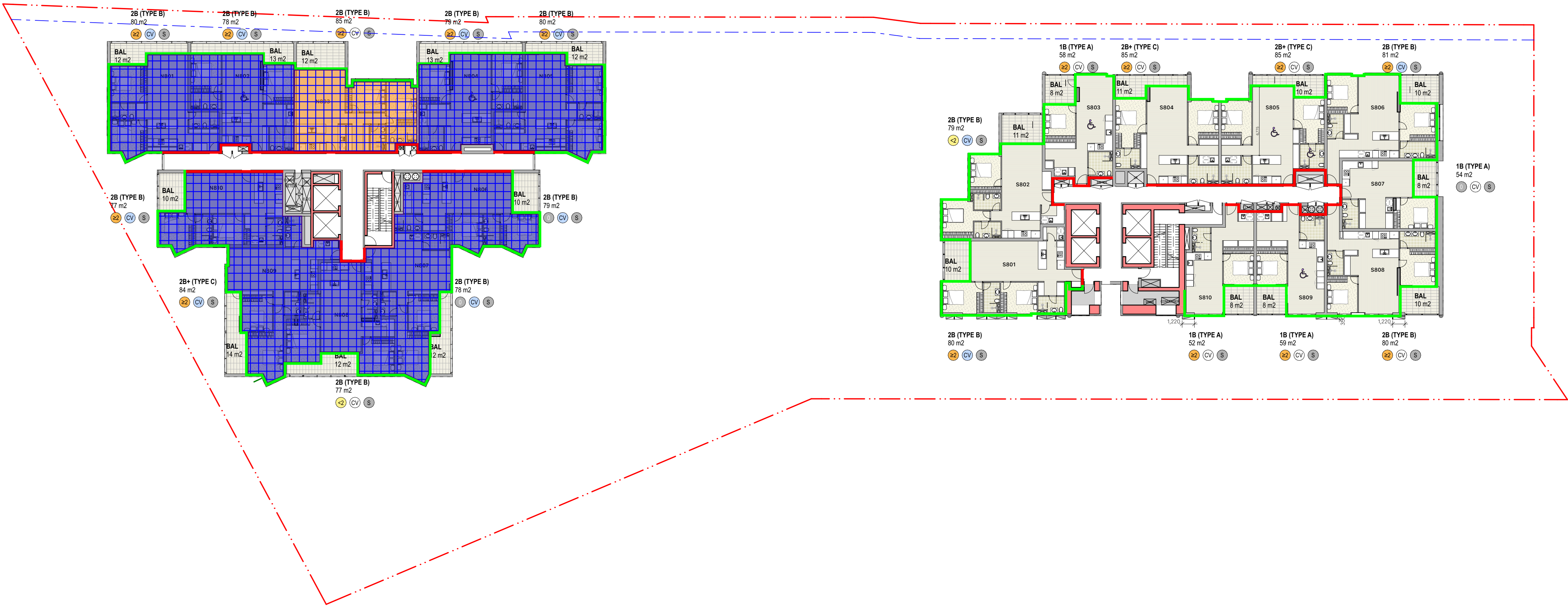
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 08
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 8 Floor Plan GA - Typical Floor 1:250 @ A1
Plan - (Level 12)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2008 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

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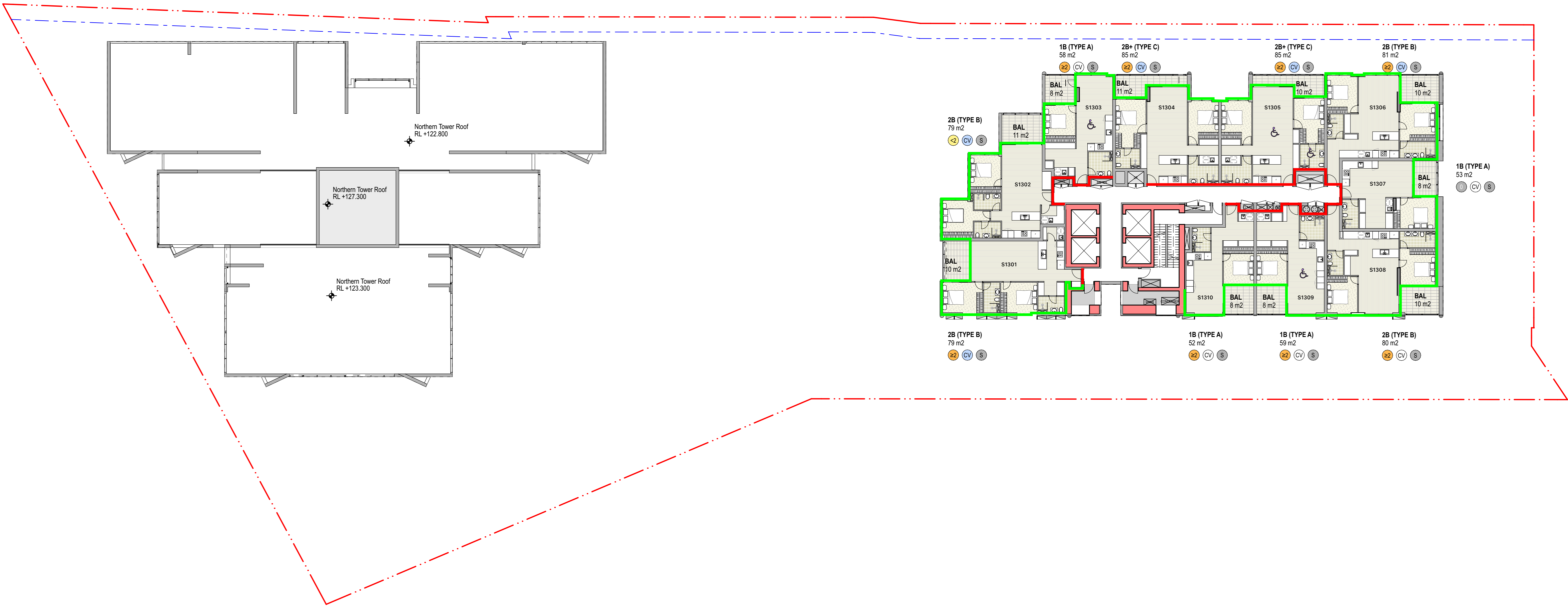
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 13
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 13 Floor Plan GA 1:250 @ A1

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2013 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

fjcstudio

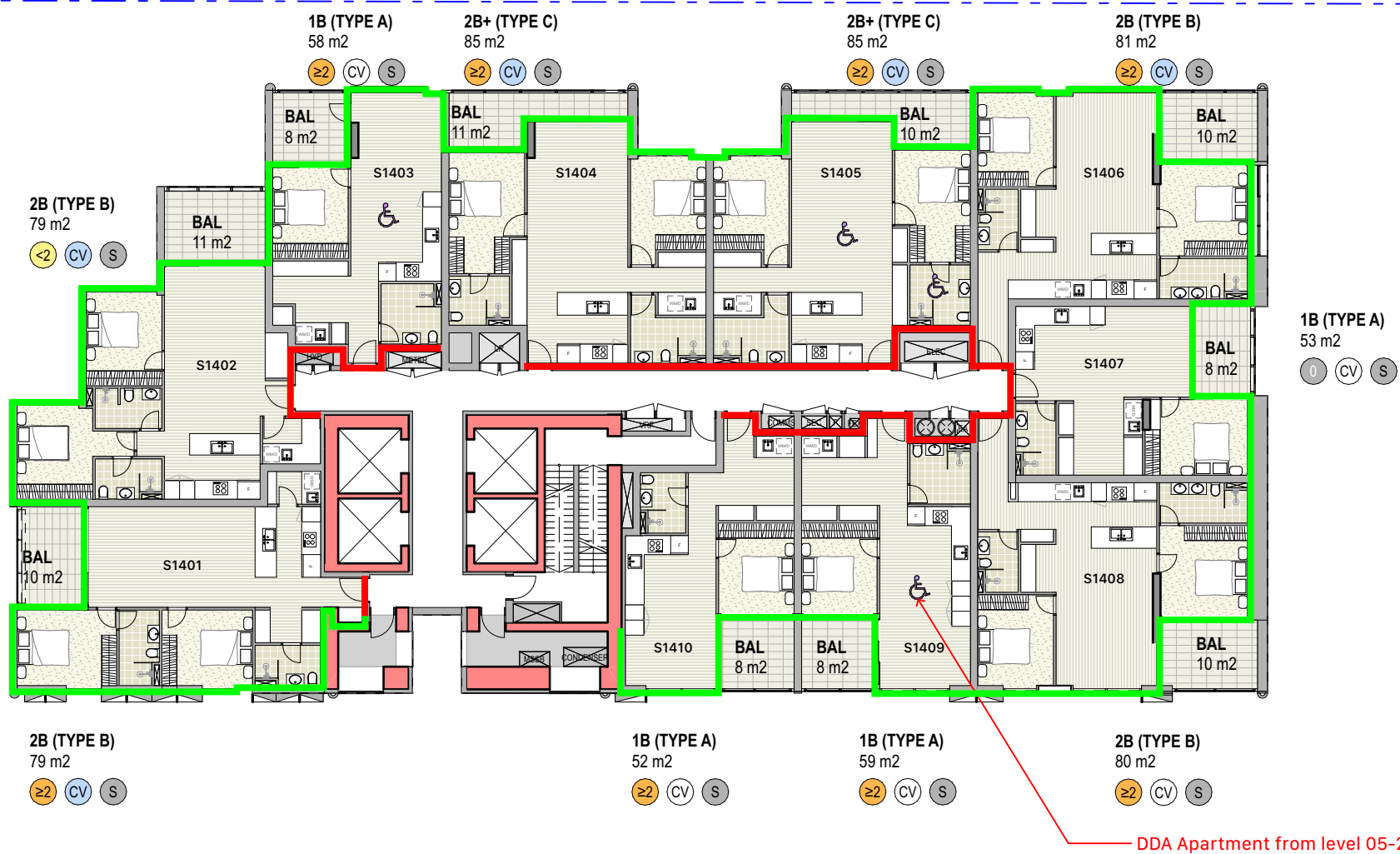
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Typical Floor Plan 14-26
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 14 Floor Plan GA - Typical Low 1:250 @ A1
Rise - (Level 14)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2014 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

fjcstudio

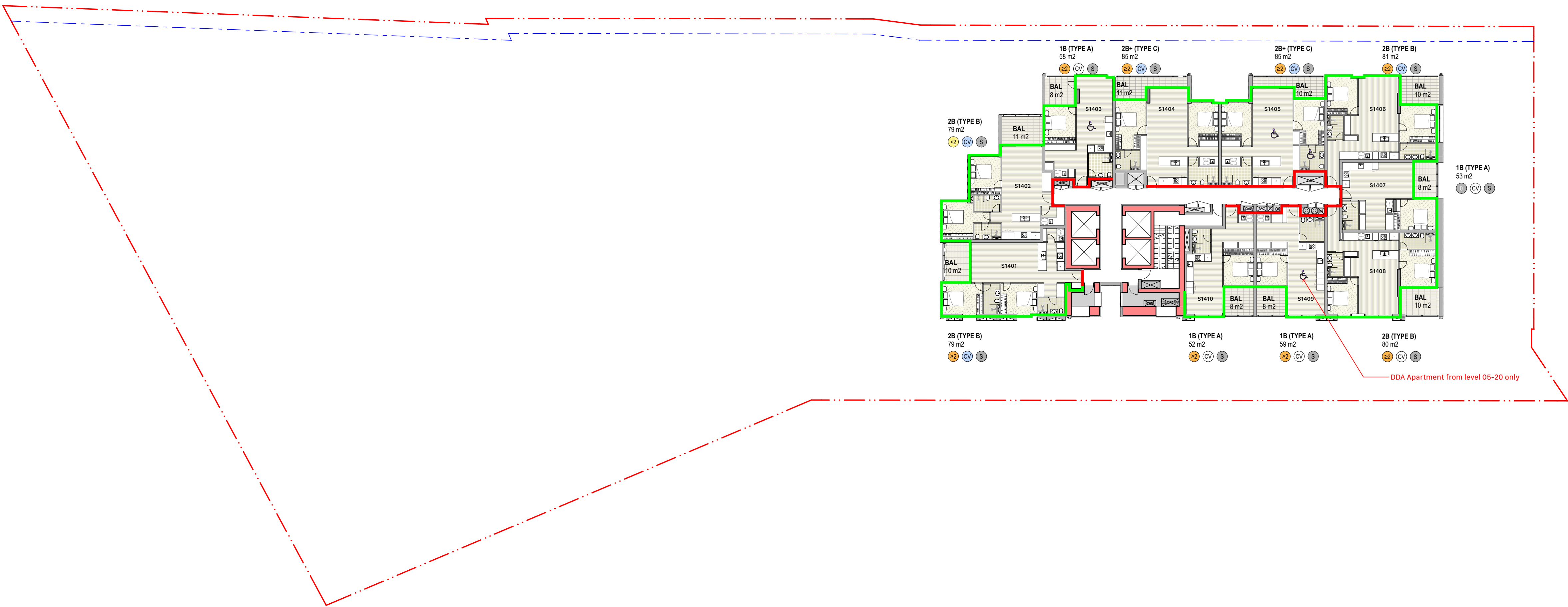
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Typical Floor Plan 14-26
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 14 Floor Plan GA - Typical Low 1:250 @ A1
Rise - (Level15-25)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2014 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

fjstudio

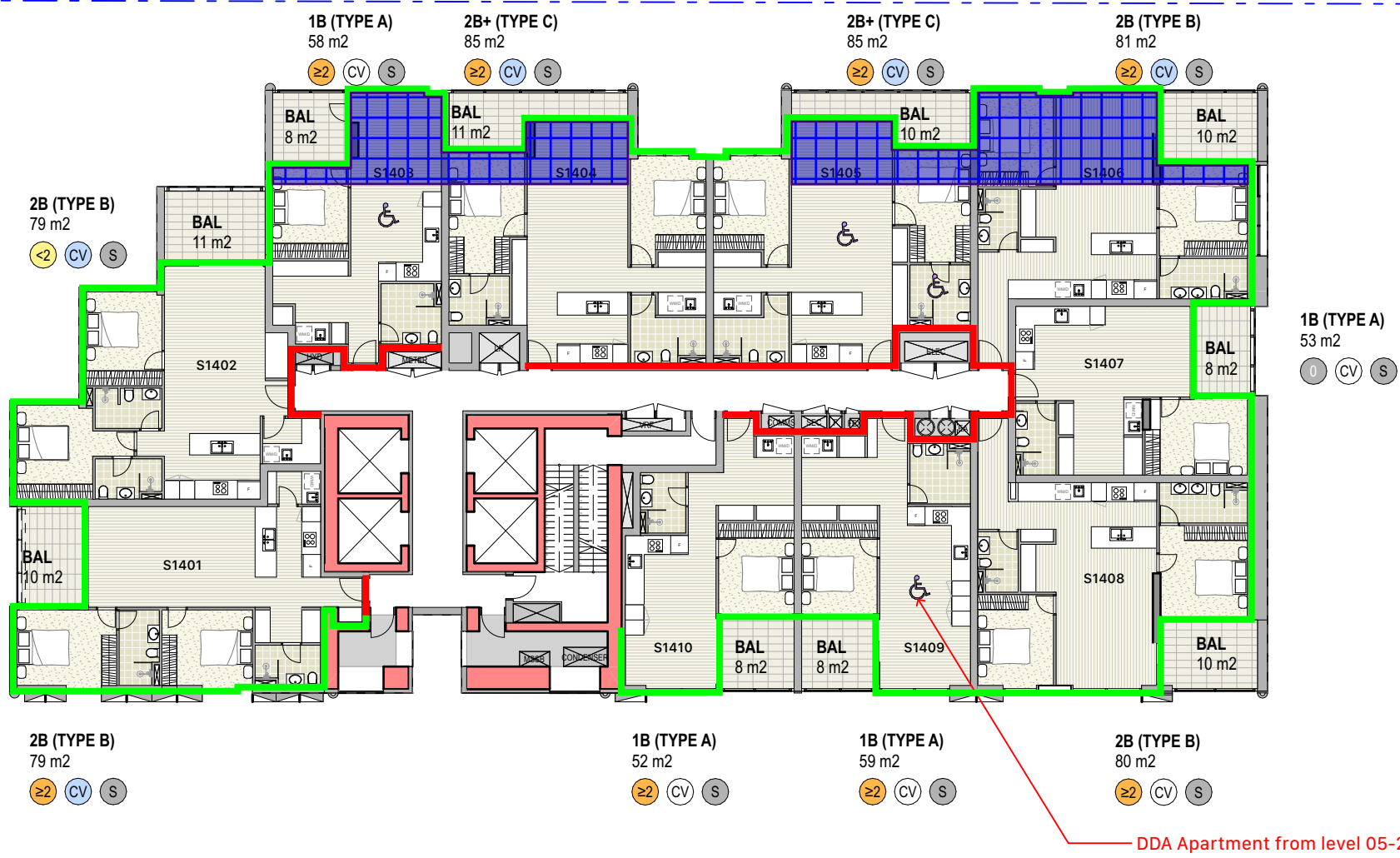
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General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Typical Floor Plan 14-26
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 14 Floor Plan GA - Typical Low 1:250 @ A1
Rise - (Level 26)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2014 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

forj studio

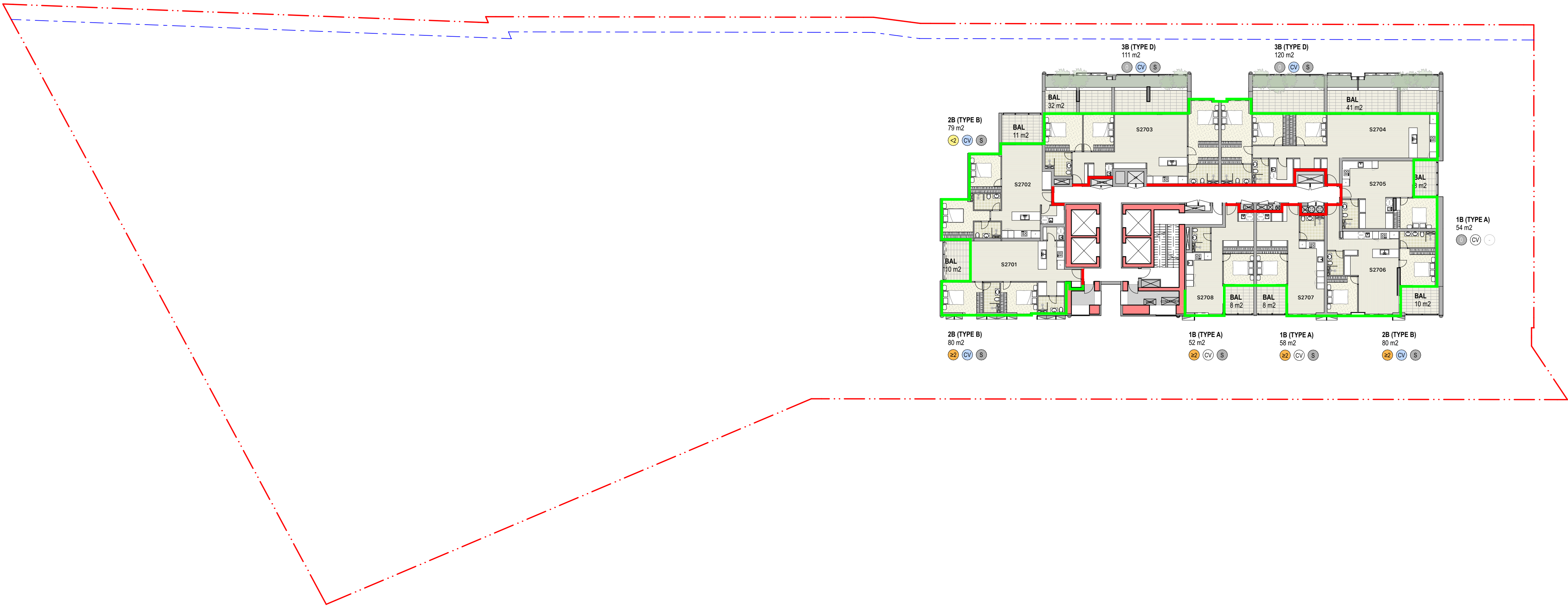
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Level 27
1:250

04	2/4/2026	For Information	SLG
03	31/3/2026	For Information	SLG
02	17/3/2026	For Information	SLG
01	27/2/2026	For Information	SLG

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 27 Floor Plan 1:250 @ A1

Project Code **First Issued**
AQHS 27/2/2026

Sheet No. **Rev**
2027 04

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

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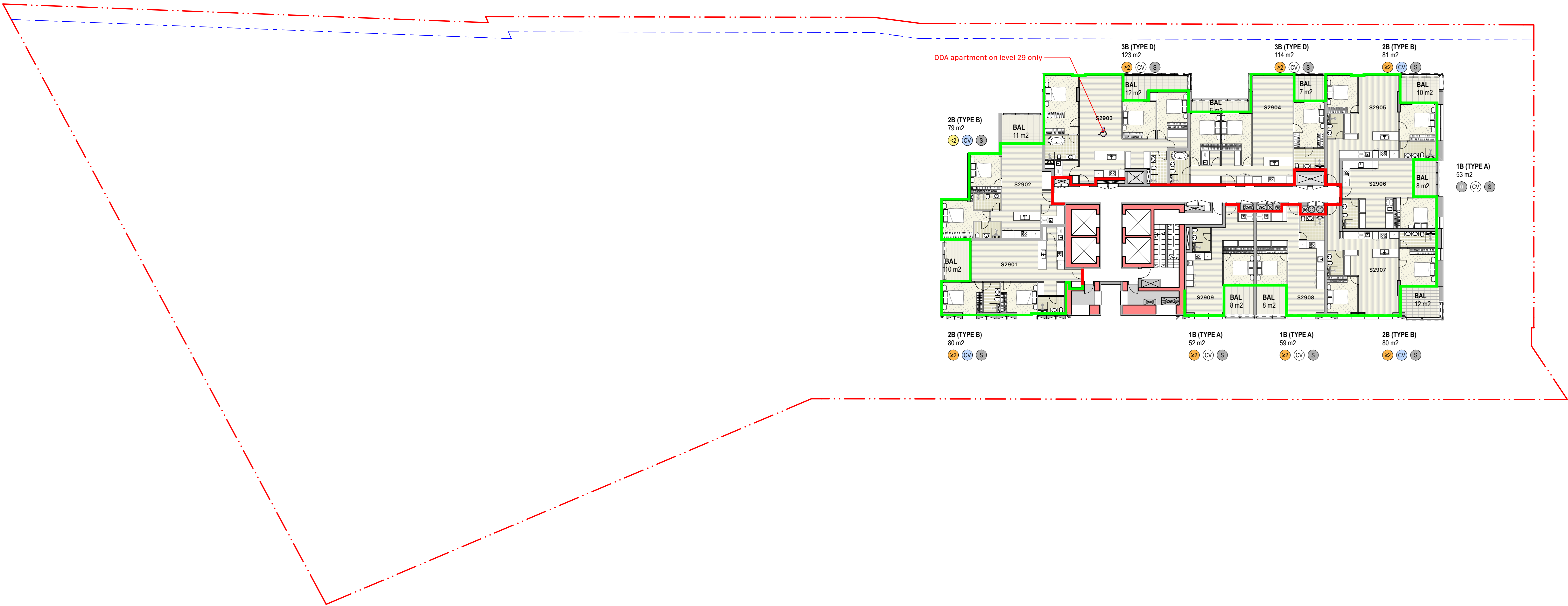
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Typical Floor Plan 29-37
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 29 Floor Plan GA - Typical High 1:250 @ A1
Rise - (Level 29)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2029 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

fjcstudio

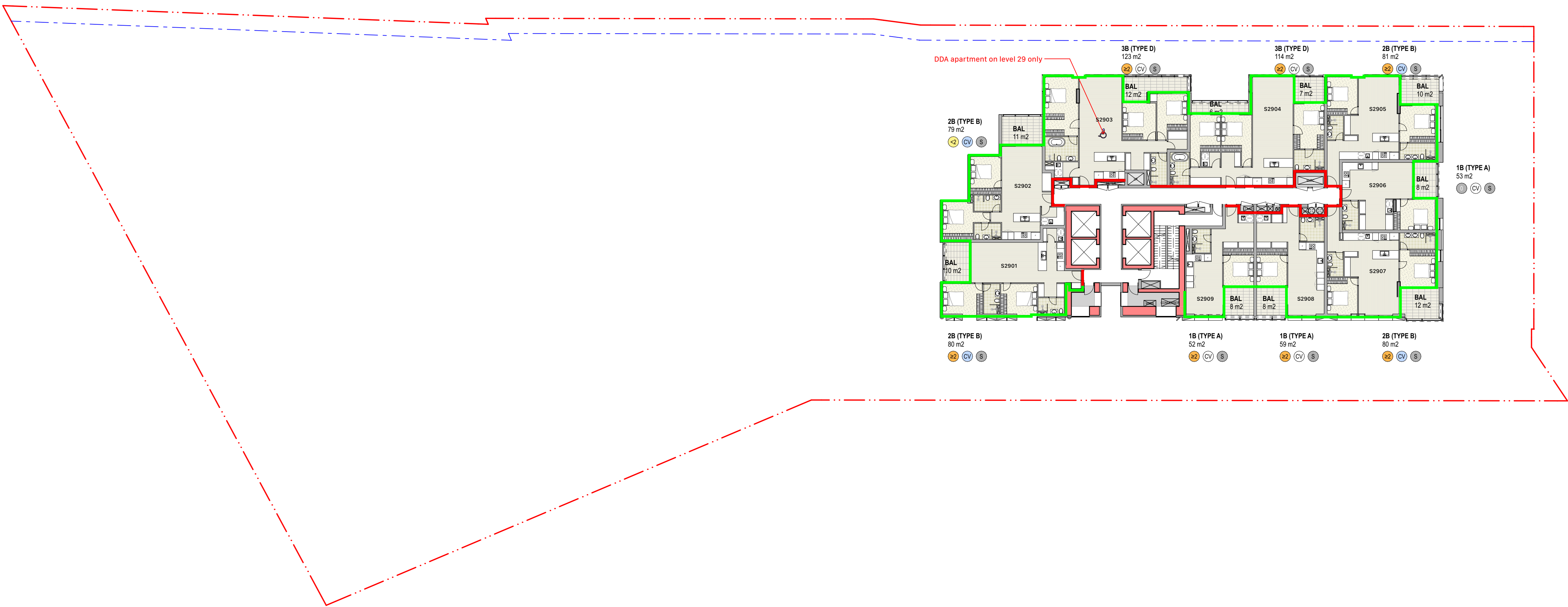
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Typical Floor Plan 29-37
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 29 Floor Plan GA - Typical High 1:250 @ A1
Rise - (Level 30-36)

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2029 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01

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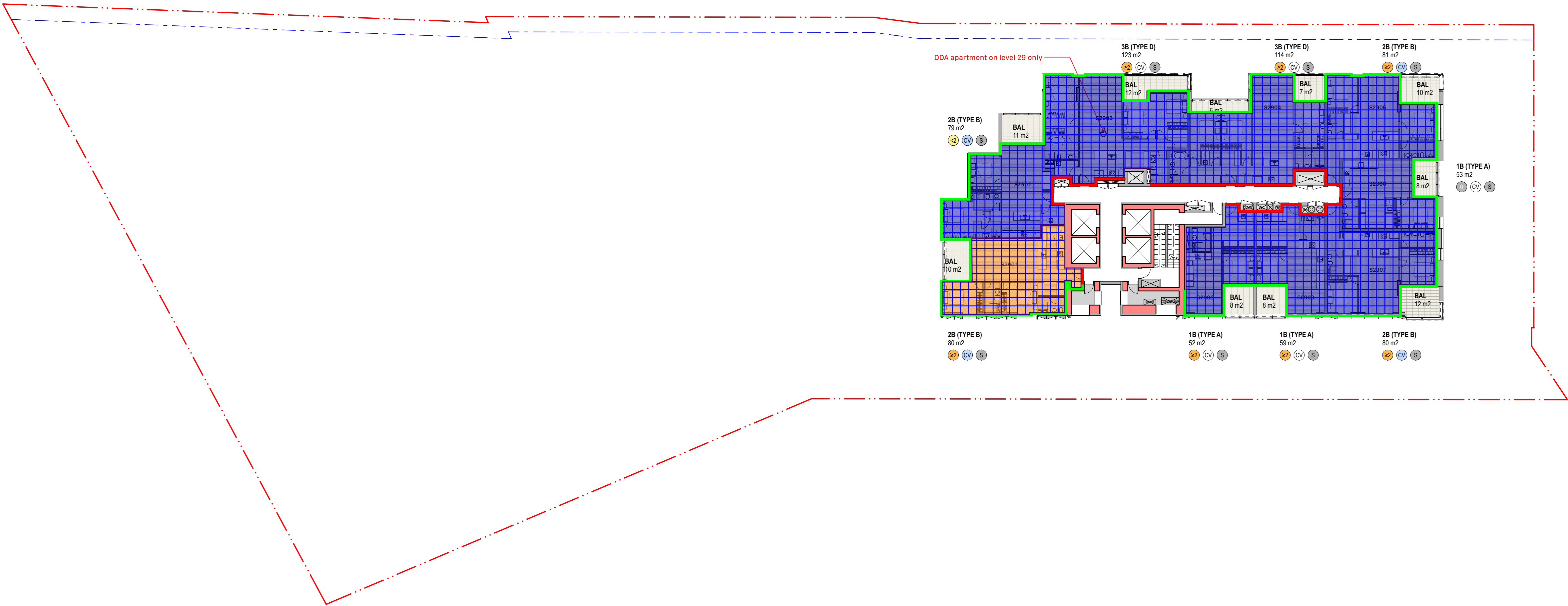
0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



1 PLAN Typical Floor Plan 29-37
1:250

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 29 Floor Plan GA - Typical High 1:250 @ A1
Rise - (Level 37)

Project Code **First Issued**
AQHS 30/1/2026

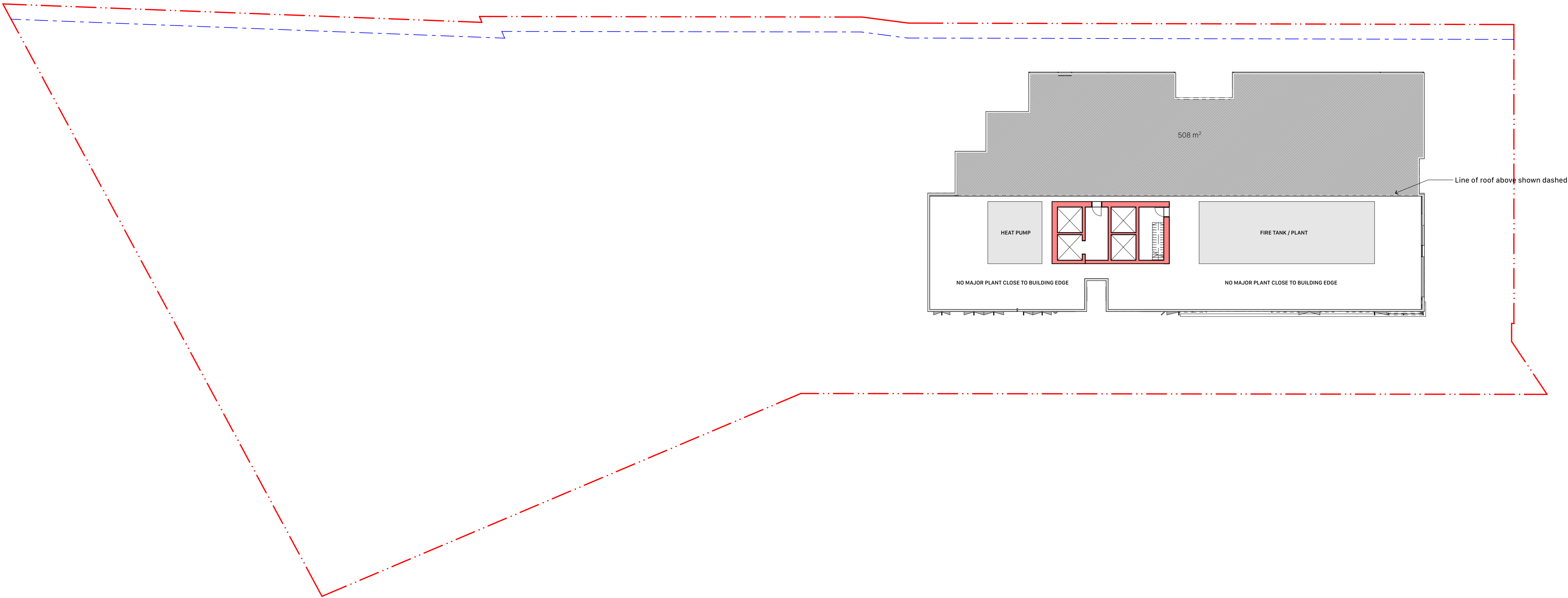
Sheet No. **Rev**
2029 06

Insulation Mark-ups

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



33-37 Herbert ST |
P02799
20/04/2026
Issue 01



1 PLAN Level 38 Floor Plan
1:250

fjcstudio

0 2.5 5 10m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

06	2/4/2026	For Information	SLG
05	31/3/2026	For Information	SLG
04	17/3/2026	For Information	SLG
03	27/2/2026	For Information	SLG
02	11/2/2026	For Information	SLG
01	30/1/2026	For Information	SD

Rev	Date	Description	By	Chk
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33 Herbert St, St. Leonards
Cammeraygal
33 Herbert Sty. St. Leonards 2065
Sydney NSW 2065

GA Floor Plans 1:250 **Scale**
Level 38 Floor Plan GA 1:250 @ A1

Project Code **First Issued**
AQHS 30/1/2026

Sheet No. **Rev**
2038 06

