

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1839973M

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, 31 March 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 0012879830.

Project summary

Project name	Chatswood Grand Residences
Street address	849-859 PACIFIC HIGHWAY & 2-8 WILSON STREET CHATSWOOD 2067
Local Government Area	WILLOUGHBY
Plan type and plan number	Deposited Plan DP1189541
Lot no.	1
Section no.	-
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	552
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 43	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 63
Materials	✓ -100	Target n/a



JHA

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Description of project

Project address	
Project name	Chatswood Grand Residences
Street address	849-859 PACIFIC HIGHWAY & 2-8 WILSON STREET CHATSWOOD 2067
Local Government Area	WILLOUGHBY
Plan type and plan number	Deposited Plan DP1189541
Lot no.	1
Section no.	-
Project type	
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	552
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	4294
Roof area (m ²)	1628.3
Non-residential floor area (m ²)	2563
Residential car spaces	500
Non-residential car spaces	12

Common area landscape		
Common area lawn (m ²)	0	
Common area garden (m ²)	2044	
Area of indigenous or low water use species (m ²)	0	
Assessor details and thermal loads		
Assessor number	20647	
Certificate number	0012879830	
Climate zone	56	
Project score		
Water	✔ 43	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 63	Target 63
Materials	✔ -100	Target n/a

Description of project

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

Residential flat buildings - Tower A, 296 dwellings, 60 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)
A0301	1	51.3	0	0	0
A0305	1	51.4	0	0	0
A0309	2	107.4	0	0	0
A0404	1	44.8	0	0	0
A0408	1	67.7	0	0	0
A0503	1	80.4	0	0	0
A0507	2	102	0	0	0
A0602	1	46.1	0	0	0
A0606	2	120.8	0	0	0
A0701	2	99.4	0	0	0
A0705	1	67.7	0	0	0
A0803	2	99.4	0	0	0
A0901	2	99.4	0	0	0
A0905	1	67.7	0	0	0
A1003	2	99.4	0	0	0
A1101	2	99.4	0	0	0
A1105	1	67.7	0	0	0
A1203	2	99.4	0	0	0
A1301	2	99.4	0	0	0
A1305	1	67.7	0	0	0
A1403	2	99.4	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)
A0302	1	46.1	0	0	0
A0306	2	120.8	0	0	0
A0401	1	51.3	0	0	0
A0405	1	51.4	0	0	0
A0409	2	107.4	0	0	0
A0504	1	44.8	0	0	0
A0508	1	67.7	0	0	0
A0603	1	80.4	0	0	0
A0607	2	102	0	0	0
A0702	2	83.4	0	0	0
A0706	2	107.4	0	0	0
A0804	3	126.2	0	0	0
A0902	2	83.4	0	0	0
A0906	2	107.4	0	0	0
A1004	3	126.2	0	0	0
A1102	2	83.4	0	0	0
A1106	2	107.4	0	0	0
A1204	3	126.2	0	0	0
A1302	2	83.4	0	0	0
A1306	2	107.4	0	0	0
A1404	3	126.2	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)
A0303	1	80.4	0	0	0
A0307	2	102	0	0	0
A0402	1	46.1	0	0	0
A0406	2	120.8	0	0	0
A0501	1	51.3	0	0	0
A0505	1	51.4	0	0	0
A0509	2	107.4	0	0	0
A0604	1	44.8	0	0	0
A0608	1	67.7	0	0	0
A0703	2	99.4	0	0	0
A0801	2	99.4	0	0	0
A0805	1	67.7	0	0	0
A0903	2	99.4	0	0	0
A1001	2	99.4	0	0	0
A1005	1	67.7	0	0	0
A1103	2	99.4	0	0	0
A1201	2	99.4	0	0	0
A1205	1	67.7	0	0	0
A1303	2	99.4	0	0	0
A1401	2	99.4	0	0	0
A1405	1	67.7	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)
A0304	1	44.8	0	0	0
A0308	1	67.7	0	0	0
A0403	1	80.4	0	0	0
A0407	2	102	0	0	0
A0502	1	46.1	0	0	0
A0506	2	120.8	0	0	0
A0601	1	51.3	0	0	0
A0605	1	51.4	0	0	0
A0609	2	107.4	0	0	0
A0704	3	126.2	0	0	0
A0802	2	83.4	0	0	0
A0806	2	107.4	0	0	0
A0904	3	126.2	0	0	0
A1002	2	83.4	0	0	0
A1006	2	107.4	0	0	0
A1104	3	126.2	0	0	0
A1202	2	83.4	0	0	0
A1206	2	107.4	0	0	0
A1304	3	126.2	0	0	0
A1402	2	83.4	0	0	0
A1406	2	107.4	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)
A1501	2	99.4	0	0	0
A1505	1	67.7	0	0	0
A1603	2	99.4	0	0	0
A1701	2	99.4	0	0	0
A1705	1	67.7	0	0	0
A1803	2	99.4	0	0	0
A1901	2	99.4	0	0	0
A1905	1	67.7	0	0	0
A2003	2	99.4	0	0	0
A2101	2	99.4	0	0	0
A2105	1	67.7	0	0	0
A2203	2	99.4	0	0	0
A2301	2	99.4	0	0	0
A2305	1	67.7	0	0	0
A2403	2	99.4	0	0	0
A2501	2	99.4	0	0	0
A2505	1	67.7	0	0	0
A2603	3	126.2	0	0	0
A2702	3	152.1	0	0	0
A2801	3	143.8	0	0	0
A2805	2	107.4	0	0	0
A2904	1	67.7	0	0	0
A3003	3	126.2	0	0	0
A3102	3	152.1	0	0	0
A3201	3	143.8	0	0	0
A3205	2	107.4	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)
A1502	2	83.4	0	0	0
A1506	2	107.4	0	0	0
A1604	3	126.2	0	0	0
A1702	2	83.4	0	0	0
A1706	2	107.4	0	0	0
A1804	3	126.2	0	0	0
A1902	2	83.4	0	0	0
A1906	2	107.4	0	0	0
A2004	3	126.2	0	0	0
A2102	2	83.4	0	0	0
A2106	2	107.4	0	0	0
A2204	3	126.2	0	0	0
A2302	2	83.4	0	0	0
A2306	2	107.4	0	0	0
A2404	3	126.2	0	0	0
A2502	2	83.4	0	0	0
A2506	2	107.4	0	0	0
A2604	1	67.7	0	0	0
A2703	3	126.2	0	0	0
A2802	3	152.1	0	0	0
A2901	3	143.8	0	0	0
A2905	2	107.4	0	0	0
A3004	1	67.7	0	0	0
A3103	3	126.2	0	0	0
A3202	3	152.1	0	0	0
A3301	3	143.8	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)
A1503	2	99.4	0	0	0
A1601	2	99.4	0	0	0
A1605	1	67.7	0	0	0
A1703	2	99.4	0	0	0
A1801	2	99.4	0	0	0
A1805	1	67.7	0	0	0
A1903	2	99.4	0	0	0
A2001	2	99.4	0	0	0
A2005	1	67.7	0	0	0
A2103	2	99.4	0	0	0
A2201	2	99.4	0	0	0
A2205	1	67.7	0	0	0
A2303	2	99.4	0	0	0
A2401	2	99.4	0	0	0
A2405	1	67.7	0	0	0
A2503	2	99.4	0	0	0
A2601	3	143.8	0	0	0
A2605	2	107.4	0	0	0
A2704	1	67.7	0	0	0
A2803	3	126.2	0	0	0
A2902	3	152.1	0	0	0
A3001	3	143.8	0	0	0
A3005	2	107.4	0	0	0
A3104	1	67.7	0	0	0
A3203	3	126.2	0	0	0
A3302	3	152.1	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)
A1504	3	126.2	0	0	0
A1602	2	83.4	0	0	0
A1606	2	107.4	0	0	0
A1704	3	126.2	0	0	0
A1802	2	83.4	0	0	0
A1806	2	107.4	0	0	0
A1904	3	126.2	0	0	0
A2002	2	83.4	0	0	0
A2006	2	107.4	0	0	0
A2104	3	126.2	0	0	0
A2202	2	83.4	0	0	0
A2206	2	107.4	0	0	0
A2304	3	126.2	0	0	0
A2402	2	83.4	0	0	0
A2406	2	107.4	0	0	0
A2504	3	126.2	0	0	0
A2602	3	152.1	0	0	0
A2701	3	143.8	0	0	0
A2705	2	107.4	0	0	0
A2804	1	67.7	0	0	0
A2903	3	126.2	0	0	0
A3002	3	152.1	0	0	0
A3101	3	143.8	0	0	0
A3105	2	107.4	0	0	0
A3204	1	67.7	0	0	0
A3303	3	126.2	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)
A3304	1	67.7	0	0	0
A3403	3	126.2	0	0	0
A3502	3	152.1	0	0	0
A3601	3	143.8	0	0	0
A3605	2	107.4	0	0	0
A3704	1	67.7	0	0	0
A3903	3	126.2	0	0	0
A4003	3	126.2	0	0	0
A4103	3	126.2	0	0	0
A4203	3	126.2	0	0	0
A4303	3	126.2	0	0	0
A4403	3	126.2	0	0	0
A4503	3	126.2	0	0	0
A4603	3	126.2	0	0	0
A4703	3	126.2	0	0	0
A4803	3	126.2	0	0	0
A4903	3	126.2	0	0	0
A5003	3	126.2	0	0	0
A5103	3	126.2	0	0	0
A5203	3	126.2	0	0	0
A5303	3	126.2	0	0	0
A5403	3	126.2	0	0	0
A5503	3	126.2	0	0	0
A5603	3	126.2	0	0	0
A5703	3	126.2	0	0	0
A5803	3	126.2	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)
A3305	2	107.4	0	0	0
A3404	1	67.7	0	0	0
A3503	3	126.2	0	0	0
A3602	3	152.1	0	0	0
A3701	3	143.8	0	0	0
A3705	2	107.4	0	0	0
A3904	3	178.9	0	0	0
A4004	3	178.9	0	0	0
A4104	3	178.9	0	0	0
A4204	3	178.9	0	0	0
A4304	3	178.9	0	0	0
A4404	3	178.9	0	0	0
A4504	3	178.9	0	0	0
A4604	3	178.9	0	0	0
A4704	3	178.9	0	0	0
A4804	3	178.9	0	0	0
A4904	3	178.9	0	0	0
A5004	3	178.9	0	0	0
A5104	3	178.9	0	0	0
A5204	3	178.9	0	0	0
A5304	3	178.9	0	0	0
A5404	3	178.9	0	0	0
A5504	3	178.9	0	0	0
A5604	3	178.9	0	0	0
A5704	3	178.9	0	0	0
A5804	3	178.9	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)
A3401	3	143.8	0	0	0
A3405	2	107.4	0	0	0
A3504	1	67.7	0	0	0
A3603	3	126.2	0	0	0
A3702	3	152.1	0	0	0
A3901	3	143.8	0	0	0
A4001	3	143.8	0	0	0
A4101	3	143.8	0	0	0
A4201	3	143.8	0	0	0
A4301	3	143.8	0	0	0
A4401	3	143.8	0	0	0
A4501	3	143.8	0	0	0
A4601	3	143.8	0	0	0
A4701	3	143.8	0	0	0
A4801	3	143.8	0	0	0
A4901	3	143.8	0	0	0
A5001	3	143.8	0	0	0
A5101	3	143.8	0	0	0
A5201	3	143.8	0	0	0
A5301	3	143.8	0	0	0
A5401	3	143.8	0	0	0
A5501	3	143.8	0	0	0
A5601	3	143.8	0	0	0
A5701	3	143.8	0	0	0
A5801	3	143.8	0	0	0
A5901	3	143.8	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)
A3402	3	152.1	0	0	0
A3501	3	143.8	0	0	0
A3505	2	107.4	0	0	0
A3604	1	67.7	0	0	0
A3703	3	126.2	0	0	0
A3902	3	152.1	0	0	0
A4002	3	152.1	0	0	0
A4102	3	152.1	0	0	0
A4202	3	152.1	0	0	0
A4302	3	152.1	0	0	0
A4402	3	152.1	0	0	0
A4502	3	152.1	0	0	0
A4602	3	152.1	0	0	0
A4702	3	152.1	0	0	0
A4802	3	152.1	0	0	0
A4902	3	152.1	0	0	0
A5002	3	152.1	0	0	0
A5102	3	152.1	0	0	0
A5202	3	152.1	0	0	0
A5302	3	152.1	0	0	0
A5402	3	152.1	0	0	0
A5502	3	152.1	0	0	0
A5602	3	152.1	0	0	0
A5702	3	152.1	0	0	0
A5802	3	152.1	0	0	0
A5902	3	152.1	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)
A5903	3	126.2	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)
A5904	3	178.9	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)
A6001	4+	344.1	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)
A6002	4+	359	0	0	0

Residential flat buildings - Tower B, 256 dwellings, 57 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0301	3	135.4	0	0	0
B0305	1	45.7	0	0	0
B0309	1	43.1	0	0	0
B0404	1	50.2	6.5	0	0
B0408	1	38.3	0	0	0
B0503	1	76.3	0	0	0
B0507	1	40.1	0	0	0
B0602	1	81.9	0	0	0
B0606	1	40.6	0	0	0
B0701	3	135.4	0	0	0
B0705	3	137.8	0	0	0
B0804	2	99.4	0	0	0
B0903	2	98.1	4.8	0	0
B1002	1	81.5	0	0	0
B1101	3	135.4	0	0	0
B1105	3	137.8	0	0	0
B1204	2	99.4	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)
B0302	1	81.9	0	0	0
B0306	1	40.6	0	0	0
B0401	3	135.4	0	0	0
B0405	1	45.7	0	0	0
B0409	1	43.1	0	0	0
B0504	1	50.2	6.5	0	0
B0508	1	38.3	0	0	0
B0603	1	76.3	0	0	0
B0607	1	40.1	0	0	0
B0702	1	81.9	0	0	0
B0801	3	135.4	0	0	0
B0805	3	137.8	0	0	0
B0904	2	99.4	0	0	0
B1003	2	98.1	4.8	0	0
B1102	1	81.9	0	0	0
B1201	3	135.4	0	0	0
B1205	3	137.8	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)
B0303	1	76.3	0	0	0
B0307	1	40.1	0	0	0
B0402	1	81.9	0	0	0
B0406	1	40.6	0	0	0
B0501	3	135.4	0	0	0
B0505	1	45.7	0	0	0
B0509	1	43.1	0	0	0
B0604	1	50.2	0	0	0
B0608	1	38.3	0	0	0
B0703	2	98.1	4.8	0	0
B0802	1	81.5	0	0	0
B0901	3	135.4	0	0	0
B0905	3	137.8	0	0	0
B1004	2	99.4	0	0	0
B1103	2	98.1	4.8	0	0
B1202	1	81.5	0	0	0
B1301	3	135.4	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)
B0304	1	50.2	6.5	0	0
B0308	1	38.3	0	0	0
B0403	1	76.3	0	0	0
B0407	1	40.1	0	0	0
B0502	1	81.9	0	0	0
B0506	1	40.6	0	0	0
B0601	3	135.4	0	0	0
B0605	1	45.7	0	0	0
B0609	1	43.1	0	0	0
B0704	2	99.4	0	0	0
B0803	2	98.1	4.8	0	0
B0902	1	81.9	0	0	0
B1001	3	135.4	0	0	0
B1005	3	137.8	0	0	0
B1104	2	99.4	0	0	0
B1203	2	98.1	4.8	0	0
B1302	1	81.9	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)
B1303	2	98.1	4.8	0	0
B1402	2	99.4	0	0	0
B1501	2	116.7	0	0	0
B1505	3	137.8	0	0	0
B1604	2	99.4	0	0	0
B1703	2	98.1	4.8	0	0
B1802	2	99.4	0	0	0
B1901	2	116.7	0	0	0
B1905	3	137.8	0	0	0
B2004	2	99.4	0	0	0
B2103	2	98.1	4.8	0	0
B2202	2	99.4	0	0	0
B2301	2	116.7	0	0	0
B2305	3	137.8	0	0	0
B2404	2	99.4	0	0	0
B2503	2	98.1	4.8	0	0
B2602	2	99.4	0	0	0
B2701	2	116.7	0	0	0
B2705	3	137.8	0	0	0
B2804	2	99.4	0	0	0
B2903	2	98.1	4.8	0	0
B3002	2	99.4	0	0	0
B3101	2	116.7	0	0	0
B3105	3	137.8	0	0	0
B3204	2	99.4	0	0	0
B3303	2	98.1	4.8	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)
B1304	2	99.4	0	0	0
B1403	2	98.1	4.8	0	0
B1502	2	99.4	0	0	0
B1601	2	116.7	0	0	0
B1605	3	137.8	0	0	0
B1704	2	99.4	0	0	0
B1803	2	98.1	4.8	0	0
B1902	2	99.4	0	0	0
B2001	2	116.7	0	0	0
B2005	3	137.8	0	0	0
B2104	2	99.4	0	0	0
B2203	2	98.1	4.8	0	0
B2302	2	99.4	0	0	0
B2401	2	116.7	0	0	0
B2405	3	137.8	0	0	0
B2504	2	99.4	0	0	0
B2603	2	98.1	4.8	0	0
B2702	2	99.4	0	0	0
B2801	2	116.7	0	0	0
B2805	3	137.8	0	0	0
B2904	2	99.4	0	0	0
B3003	2	98.1	4.8	0	0
B3102	2	99.4	0	0	0
B3201	2	116.7	0	0	0
B3205	3	137.8	0	0	0
B3304	2	99.4	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)
B1305	3	137.8	0	0	0
B1404	2	99.4	0	0	0
B1503	2	98.1	4.8	0	0
B1602	2	99.4	0	0	0
B1701	2	116.7	0	0	0
B1705	3	137.8	0	0	0
B1804	2	99.4	0	0	0
B1903	2	98.1	4.8	0	0
B2002	2	99.4	0	0	0
B2101	2	116.7	0	0	0
B2105	3	137.8	0	0	0
B2204	2	99.4	0	0	0
B2303	2	98.1	4.8	0	0
B2402	2	99.4	0	0	0
B2501	2	116.7	0	0	0
B2505	3	137.8	0	0	0
B2604	2	99.4	0	0	0
B2703	2	98.1	4.8	0	0
B2802	2	99.4	0	0	0
B2901	2	116.7	0	0	0
B2905	3	137.8	0	0	0
B3004	2	99.4	0	0	0
B3103	2	98.1	4.8	0	0
B3202	2	99.4	0	0	0
B3301	2	116.7	0	0	0
B3305	3	137.8	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)
B1401	2	116.7	0	0	0
B1405	3	137.8	0	0	0
B1504	2	99.4	0	0	0
B1603	2	98.1	4.8	0	0
B1702	2	99.4	0	0	0
B1801	2	116.7	0	0	0
B1805	3	137.8	0	0	0
B1904	2	99.4	0	0	0
B2003	2	98.1	4.8	0	0
B2102	2	99.4	0	0	0
B2201	2	116.7	0	0	0
B2205	3	137.8	0	0	0
B2304	2	99.4	0	0	0
B2403	2	98.1	4.8	0	0
B2502	2	99.4	0	0	0
B2601	2	116.7	0	0	0
B2605	3	137.8	0	0	0
B2704	2	99.4	0	0	0
B2803	2	98.1	4.8	0	0
B2902	2	99.4	0	0	0
B3001	2	116.7	0	0	0
B3005	3	137.8	0	0	0
B3104	2	99.4	0	0	0
B3203	2	98.1	4.8	0	0
B3302	2	99.4	0	0	0
B3501	4+	164.2	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)
B3502	3	162.1	0	0	0
B3602	3	162.1	0	0	0
B3702	3	162.1	0	0	0
B3802	3	162.1	0	0	0
B3902	3	162.1	0	0	0
B4002	3	162.1	0	0	0
B4102	3	162.1	0	0	0
B4202	3	162.1	0	0	0
B4302	3	162.1	0	0	0
B4402	3	162.1	0	0	0
B4502	3	162.1	0	0	0
B4602	3	162.1	0	0	0
B4702	3	162.1	0	0	0
B4802	3	162.1	0	0	0
B4902	3	162.1	0	0	0
B5002	3	162.1	0	0	0
B5102	3	162.1	0	0	0
B5202	3	162.1	0	0	0
B5302	3	162.1	0	0	0
B5402	3	162.1	0	0	0
B5502	3	162.1	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)
B3503	2	99.4	0	0	0
B3603	2	99.4	0	0	0
B3703	2	99.4	0	0	0
B3803	2	99.4	0	0	0
B3903	2	99.4	0	0	0
B4003	2	99.4	0	0	0
B4103	2	99.4	0	0	0
B4203	2	99.4	0	0	0
B4303	2	99.4	0	0	0
B4403	2	99.4	0	0	0
B4503	2	99.4	0	0	0
B4603	2	99.4	0	0	0
B4703	2	99.4	0	0	0
B4803	2	99.4	0	0	0
B4903	2	99.4	0	0	0
B5003	2	99.4	0	0	0
B5103	2	99.4	0	0	0
B5203	2	99.4	0	0	0
B5303	2	99.4	0	0	0
B5403	2	99.4	0	0	0
B5503	4+	244.3	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)
B3504	3	137.8	0	0	0
B3604	3	137.8	0	0	0
B3704	3	137.8	0	0	0
B3804	3	137.8	0	0	0
B3904	3	137.8	0	0	0
B4004	3	137.8	0	0	0
B4104	3	137.8	0	0	0
B4204	3	137.8	0	0	0
B4304	3	137.8	0	0	0
B4404	3	137.8	0	0	0
B4504	3	137.8	0	0	0
B4604	3	137.8	0	0	0
B4704	3	137.8	0	0	0
B4804	3	137.8	0	0	0
B4904	3	137.8	0	0	0
B5004	3	137.8	0	0	0
B5104	3	137.8	0	0	0
B5204	3	137.8	0	0	0
B5304	3	137.8	0	0	0
B5404	3	137.8	0	0	0
B5601	4+	379.1	4.8	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)
B3601	4+	164.2	0	0	0
B3701	4+	164.2	0	0	0
B3801	4+	164.2	0	0	0
B3901	4+	164.2	0	0	0
B4001	4+	164.2	0	0	0
B4101	4+	164.2	0	0	0
B4201	4+	164.2	0	0	0
B4301	4+	164.2	0	0	0
B4401	4+	164.2	0	0	0
B4501	4+	164.2	0	0	0
B4601	4+	164.2	0	0	0
B4701	4+	164.2	0	0	0
B4801	4+	164.2	0	0	0
B4901	4+	164.2	0	0	0
B5001	4+	164.2	0	0	0
B5101	4+	164.2	0	0	0
B5201	4+	164.2	0	0	0
B5301	4+	164.2	0	0	0
B5401	4+	164.2	0	0	0
B5501	4+	164.2	0	0	0
B5602	4+	289.7	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)
Gym/Yoga	121.7	Basement Carpark (Combined)	22832.1	Switch Room	50.5
Garbage Rooms (Combined, excl. bulky)	670.7	Bulky Waste Room	72.2	Communal Rooms (Combined)	295
COMMS Room	24.2	Other plant rooms nat vent (Combined)	2869.9	Internal service rooms (Combined)	873.3
Staircases (Combined)	2971.4	Steam/Sauna	8.5	Cold water plant rooms (Combined)	94.8
Fan Room Basement	713.4	Fire Pump & Control Room	73.3	Other Rooms, no vent (Combined, e.g. store)	78.3
Building Manager Office	27.4	Communal WC (Combined)	42.5	GF Lobby (Combined)	156.3
Other Lobbies (Combined)	8205.1				

Common areas of unit building - Tower B

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift bank (No. 1)	-	Lift bank (No. 2)	-	Lift bank (No. 3)	-
Lift bank (No. 4)	-				

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Tower A

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for Residential flat buildings - Tower B

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Tower A

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	34264.6	-	-

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	9279.3	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	38916.1	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	2697	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	849.1	-	-

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)
-	11092.2	-	11092.2	-	-	-	-

(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 (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	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)
A0301	22.6	15.2	37.800
A0302	6.2	15.5	21.700
A0303	8.1	18.1	26.200
A0304	2.5	15.5	18.000

	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)
A0305	8.6	15.2	23.800
A0306	13.6	18.2	31.800
A0307	8.8	16.0	24.800
A0308	3.6	15.8	19.400
A0309	19.1	11.0	30.100
A0401	15.7	18.2	33.900
A0402	2.9	18.9	21.800
A0403	3.5	21.2	24.700
A0404	0.8	19.5	20.300
A0405	4.3	19.5	23.800
A0406	8.6	20.5	29.100
A0407	5.1	17.1	22.200
A0408	0.9	18.1	19.000
A0409	12.2	13.4	25.600
A0501	16.2	18.1	34.300
A0502	3.1	18.3	21.400
A0503	3.7	20.7	24.400
A0504	0.7	19.1	19.800
A0505	4.5	19.3	23.800
A0506	9.0	20.5	29.500
A0507	5.2	16.6	21.800
A0508	1.0	18.1	19.100
A0509	12.6	13.2	25.800
A0601	16.6	17.4	34.000
A0602	3.3	18.0	21.300
A0603	3.9	20.3	24.200
A0604	0.8	18.7	19.500
A0605	4.7	19.0	23.700
A0606	11.9	17.5	29.400
A0607	5.4	16.3	21.700
A0608	1.1	18.1	19.200

	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)
A0609	13	12.8	25.800
A0701	8.3	17.2	25.500
A0702	3.5	16.3	19.800
A0703	4.4	18.9	23.300
A0704	8.3	17.9	26.200
A0705	1.2	17.1	18.300
A0706	15.6	14.3	29.900
A0801	8.5	17.0	25.500
A0802	3.6	16.2	19.800
A0803	4.5	18.4	22.900
A0804	8.4	17.4	25.800
A0805	1.2	17.2	18.400
A0806	15.9	14.3	30.200
A0901	8.6	16.9	25.500
A0902	3.7	15.7	19.400
A0904	8.6	17.1	25.700
A0905	3.9	18.4	22.300
A0906	16.2	14.2	30.400
A1001	8.5	16.7	25.200
A1002	3.8	15.3	19.100
A1003	4.8	18.1	22.900
A1004	8.8	16.9	25.700
A1005	4.0	18.3	22.300
A1006	16.5	14.0	30.500
A1101	9.1	14.8	23.900
A1102	4.7	12.9	17.600
A1103	5.8	15.1	20.900
A1104	9.9	13.8	23.700
A1105	4.1	18.3	22.400
A1106	18.2	12.5	30.700
A1201	9.2	14.9	24.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A1203	6.0	15.1	21.100
A1205	4.2	18.0	22.200
A1206	18.5	12.3	30.800
A1301	9.2	14.8	24.000
A1303	6.1	15.0	21.100
A1304	10.2	14.1	24.300
A1305	4.3	18.0	22.300
A1306	18.6	12.4	31.000
A1401	9.4	14.6	24.000
A1402	5.0	11.9	16.900
A1403	6.2	14.6	20.800
A1404	10.4	13.8	24.200
A1405	4.4	17.9	22.300
A1406	18.9	12.0	30.900
A1501	9.5	14.6	24.100
A1502	5.1	11.8	16.900
A1503	6.3	14.6	20.900
A1504	10.5	13.7	24.200
A1505	4.5	18.1	22.600
A1506	19.0	12.1	31.100
A1601	9.6	14.3	23.900
A1602	5.2	11.7	16.900
A1603	6.4	15.0	21.400
A1604	10.6	13.5	24.100
A1606	19.2	11.9	31.100
A1701	9.6	14.4	24.000
A1702	5.3	11.6	16.900
A1703	6.5	14.9	21.400
A1704	10.6	13.8	24.400
A1706	19.3	11.9	31.200
A1801	9.8	14.4	24.200

	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)
A1802	5.3	11.7	17.000
A1803	6.6	14.6	21.200
A1804	10.7	13.6	24.300
A1805	4.7	18.1	22.800
A1806	19.4	11.9	31.300
A1901	9.9	14.2	24.100
A1902	5.4	11.5	16.900
A1904	10.8	13.6	24.400
A1905	4.8	18.0	22.800
A1906	19.6	11.9	31.500
A2001	9.9	14.5	24.400
A2004	10.9	13.5	24.400
A2006	19.7	11.9	31.600
A2101	10.1	14.1	24.200
A2103	6.8	14.4	21.200
A2104	11.0	13.7	24.700
A2105	4.9	17.9	22.800
A2106	19.9	11.9	31.800
A2201	10.2	14.2	24.400
A2202	5.6	11.3	16.900
A2203	6.9	14.2	21.100
A2204	11.1	13.5	24.600
A2206	20.0	11.8	31.800
A2301	10.3	14.0	24.300
A2304	11.2	13.6	24.800
A2305	5.0	17.5	22.500
A2401	10.3	13.9	24.200
A2404	11.2	13.8	25.000
A2405	5.0	17.9	22.900
A2502	5.8	11.4	17.200
A2503	7.1	13.9	21.000

	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)
A2504	11.3	13.4	24.700
A2505	5.1	17.6	22.700
A2506	20.3	11.9	32.200
A2601	13.0	16.7	29.700
A2603	11.4	13.1	24.500
A2604	5.1	17.4	22.500
A2605	20.4	11.9	32.300
A2701	13.1	16.7	29.800
A2703	11.5	13.0	24.500
A2704	5.2	17.3	22.500
A2705	20.5	11.8	32.300
A2801	13.2	16.4	29.600
A2901	13.2	16.5	29.700
A3001	13.3	16.5	29.800
A3003	11.6	13.1	24.700
A3004	5.3	16.7	22.000
A3005	20.8	11.8	32.600
A3101	13.4	16.7	30.100
A3102	4.9	17.5	22.400
A3103	11.7	13.2	24.900
A3104	5.4	16.5	21.900
A3105	20.9	11.7	32.600
A3201	13.4	16.9	30.300
A3202	4.9	17.6	22.500
A3203	11.7	13.1	24.800
A3204	5.4	16.4	21.800
A3205	20.9	11.8	32.700
A3301	13.5	16.7	30.200
A3302	4.9	17.8	22.700
A3303	11.8	13.1	24.900
A3304	5.5	16.3	21.800

	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)
A3305	21.1	11.7	32.800
A3401	13.6	16.7	30.300
A3402	5.0	17.6	22.600
A3403	11.9	13.0	24.900
A3404	5.6	16.4	22.000
A3501	13.6	16.6	30.200
A3503	11.9	12.8	24.700
A3504	5.6	16.2	21.800
A3601	13.7	16.4	30.100
A3602	5.1	17.5	22.600
A3603	12.0	12.7	24.700
A3604	5.6	16.0	21.600
A3605	21.3	11.7	33.000
A3701	10.6	12.4	23.000
A3702	3.4	11.8	15.200
A3703	17.6	11.2	28.800
A3704	9.4	14.7	24.100
A3705	27.1	9.9	37.000
A3901	19.4	14.2	33.600
A3902	10.6	15.7	26.300
A3903	18.6	10.9	29.500
A3904	16.8	10.5	27.300
A4001	13.9	16.1	30.000
A4002	5.2	17.2	22.400
A4003	12.2	12.2	24.400
A4004	10.5	11.4	21.900
A4101	14.0	16.1	30.100
A4201	14.0	16.0	30.000
A4501	14.2	15.9	30.100
A4601	14.2	15.8	30.000
A4603	12.5	11.9	24.400

	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)
A4701	14.3	15.7	30.000
A4704	10.9	11.8	22.700
A4801	14.3	15.6	29.900
A4803	12.5	12.3	24.800
A4804	10.9	11.7	22.600
A4901	14.4	15.8	30.200
A5003	12.6	12.2	24.800
A5004	11.0	11.7	22.700
A5201	14.5	15.5	30.000
A5202	5.6	16.9	22.500
A5301	14.5	15.6	30.100
A5303	12.6	12.5	25.100
A5403	12.5	12.4	24.900
A5404	11.2	11.6	22.800
A5502	5.2	16.9	22.100
A5503	12.1	12.6	24.700
A5504	11.2	11.4	22.600
A5602	4.6	16.9	21.500
A5603	9.8	12.8	22.600
A5702	4.2	16.8	21.000
A5703	5.8	12.9	18.700
A5801	14.7	15.4	30.100
A5802	4.0	16.9	20.900
A5803	5.1	12.9	18.000
A5804	11.3	11.4	22.700
A5901	15.1	14.2	29.300
A5902	3.9	15.9	19.800
A5903	5.0	13.3	18.300
A5904	11.4	11.6	23.000
A6001	28.3	9.4	37.700
A6002	28.4	9.6	38.000

	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)
A0903, A2802	4.7	18.2	22.900
A1202, A1302	4.9	12.4	17.300
A1204, A2501	10.1	13.8	23.900
A1903, A2003	6.7	14.5	21.200
A2002, A2102	5.5	11.4	16.900
A2005, A3002	4.8	17.9	22.700
A2205, A3502	5.0	17.7	22.700
A2302, A2402	5.7	11.3	17.000
A2303, A2403	7.0	14.2	21.200
A2306, A2406	20.1	11.7	31.800
A2702, A2902	4.7	18.0	22.700
A2803, A2903	11.5	13.1	24.600
A2804, A2904	5.3	16.9	22.200
A2805, A2905	20.7	11.8	32.500
A3405, A3505	21.2	11.7	32.900
A4102, A4202	5.3	17.0	22.300
A4103, A4203	12.3	12.2	24.500
A4104, A4204	10.6	11.4	22.000
A4301, A4401	14.1	15.8	29.900
A4302, A4502	5.4	16.9	22.300
A4303, A4403	12.4	12.1	24.500
A4304, A4404	10.7	11.4	22.100
A4402, A4602	5.4	17.0	22.400
A4503, A4703	12.5	12.0	24.500
A4504, A4604	10.8	11.4	22.200
A4802, A5402	5.5	16.8	22.300
A4902, A5102	5.5	17.0	22.500
A4904, A5104	11.0	11.5	22.500
A5001, A5101	14.4	15.7	30.100
A5204, A5304	11.1	11.7	22.800
A5401, A5501	14.6	15.6	30.200

	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)
A5601, A5701	14.7	15.6	30.300
A5604, A5704	11.3	11.8	23.100
A1605, A1705, A2602	4.6	18.0	22.600
A4702, A5002, A5302	5.5	16.9	22.400
All other dwellings	12.6	12.4	25.000

(c) Common areas and central systems/facilities

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

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

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

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: 54 number of levels from the bottom of the lift shaft to the top of the lift shaft: 68 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 50 number of levels from the bottom of the lift shaft to the top of the lift shaft: 72 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)

2. Commitments for Residential flat buildings - Tower B

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	29764.7	-	-

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	8229.2	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	33266.8	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	1694	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	779.2	-	-

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)
-	11106.2	-	11106.2	-	-	-	-

(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 (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	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)
B0301	10.6	20.3	30.900
B0302	5.7	17.9	23.600
B0303	11.5	10.1	21.600
B0304	8.8	12.6	21.400

	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)
B0305	11.6	15.3	26.900
B0306	2.1	15.9	18.000
B0307	2.0	16.0	18.000
B0308	3.2	16.4	19.600
B0309	8.2	16.3	24.500
B0401	7.6	21.4	29.000
B0402	1.8	20.0	21.800
B0403	7.4	12.8	20.200
B0404	3.8	12.8	16.600
B0405	5.8	19.7	25.500
B0406	0.7	19.3	20.000
B0407	0.7	19.8	20.500
B0408	2.0	18.8	20.800
B0409	7.6	17.4	25.000
B0501	7.9	21.1	29.000
B0502	2.4	21.3	23.700
B0503	7.7	12.6	20.300
B0504	4.1	12.9	17.000
B0505	6.0	19.5	25.500
B0506	0.7	18.9	19.600
B0507	0.8	19.9	20.700
B0508	2.1	18.7	20.800
B0509	7.8	17.0	24.800
B0601	8.2	20.5	28.700
B0602	2.5	21.1	23.600
B0603	8.0	12.3	20.300
B0604	7.6	11	18.600
B0605	6.3	19.1	25.400
B0606	0.8	18.3	19.100
B0607	0.9	19.3	20.200
B0608	2.1	18.5	20.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B0609	8.1	16.8	24.900
B0701	8.4	19.4	27.800
B0702	2.7	20.6	23.300
B0703	13.0	13.5	26.500
B0704	5.3	19.8	25.100
B0705	1.8	21.2	23.000
B0801	8.5	21.4	29.900
B0802	2.8	17.3	20.100
B0803	13.2	13.4	26.600
B0804	5.4	19.4	24.800
B0805	1.9	20.9	22.800
B0901	8.7	21.4	30.100
B0902	2.8	20.1	22.900
B0903	13.5	13.4	26.900
B0904	5.6	19.1	24.700
B0905	2.0	20.2	22.200
B1001	8.9	20.7	29.600
B1002	3.1	16.4	19.500
B1003	13.5	13.7	27.200
B1004	5.8	18.8	24.600
B1005	2.0	20.6	22.600
B1101	10.1	18.1	28.200
B1102	3.4	16.2	19.600
B1103	15.1	11.8	26.900
B1104	6.9	16.3	23.200
B1105	3.1	17.5	20.600
B1201	10.2	17.9	28.100
B1202	3.9	14.1	18.000
B1203	15.2	11.8	27.000
B1204	7.1	16.5	23.600
B1205	3.2	18.0	21.200

	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)
B1301	10.3	17.8	28.100
B1302	3.3	16.0	19.300
B1303	15.4	11.8	27.200
B1304	7.2	16.5	23.700
B1305	3.2	17.7	20.900
B1401	8.9	11.7	20.600
B1402	1.9	18.7	20.600
B1403	15.8	11.7	27.500
B1404	7.4	16.5	23.900
B1405	3.3	17.7	21.000
B1501	9.0	11.5	20.500
B1502	1.9	21.1	23.000
B1503	15.9	11.3	27.200
B1504	7.4	16.4	23.800
B1505	3.4	17.4	20.800
B1601	9.1	11.5	20.600
B1602	1.9	18.5	20.400
B1603	15.9	11.5	27.400
B1604	7.5	16.2	23.700
B1605	3.4	17.2	20.600
B1702	2.3	18.7	21.000
B1703	16.1	11.2	27.300
B1704	7.6	16.0	23.600
B1705	3.5	17.1	20.600
B1802	2.0	18.5	20.500
B1803	16.3	11.2	27.500
B1804	7.7	15.7	23.400
B1805	3.5	16.8	20.300
B1901	9.3	11.3	20.600
B1902	2.0	18.6	20.600
B1903	16.2	11.1	27.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B1904	7.8	15.6	23.400
B1905	3.6	17.2	20.800
B2001	9.4	11.3	20.700
B2002	2.1	18.6	20.700
B2003	16.5	11.1	27.600
B2004	7.9	15.4	23.300
B2005	3.6	16.9	20.500
B2101	9.5	11.2	20.700
B2102	2.1	18.9	21.000
B2103	16.6	11.6	28.200
B2104	8.0	15.2	23.200
B2105	3.7	16.3	20.000
B2201	9.6	11.4	21.000
B2202	2.1	18.4	20.500
B2203	16.9	11.4	28.300
B2204	8.1	14.9	23.000
B2205	3.7	17.1	20.800
B2301	9.7	11.4	21.100
B2302	2.4	18.6	21.000
B2303	16.6	11.1	27.700
B2304	8.2	15.1	23.300
B2305	3.8	16.6	20.400
B2403	16.8	11.3	28.100
B2404	8.3	14.6	22.900
B2405	3.8	16.4	20.200
B2502	2.5	18.3	20.800
B2503	17.1	11.5	28.600
B2504	8.3	14.9	23.200
B2505	3.8	16.5	20.300
B2601	9.9	11.4	21.300
B2603	17.1	11.3	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)
B2604	8.4	14.7	23.100
B2605	3.9	16.6	20.500
B2701	10.0	11.3	21.300
B2702	2.6	17.7	20.300
B2703	17.4	11.2	28.600
B2704	8.5	14.8	23.300
B2705	4.0	16.3	20.300
B2802	2.2	17.5	19.700
B2803	17.4	10.9	28.300
B2805	4.0	15.9	19.900
B2902	2.6	17.4	20.000
B2903	17.2	11.2	28.400
B2905	4.0	16.2	20.200
B3002	2.7	17.5	20.200
B3003	17.5	11.0	28.500
B3004	8.7	14.6	23.300
B3101	10.2	11.5	21.700
B3102	3.0	17.8	20.800
B3103	17.6	11.3	28.900
B3104	8.8	14.3	23.100
B3105	4.1	16.1	20.200
B3202	2.7	17.6	20.300
B3203	17.6	11.1	28.700
B3204	8.8	14.5	23.300
B3301	7.6	8.8	16.400
B3302	3.0	13.8	16.800
B3303	22.7	9.9	32.600
B3304	14.2	11.7	25.900
B3305	5.5	13.2	18.700
B3501	13.1	15.1	28.200
B3502	22.4	8.3	30.700

	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)
B3503	17.0	11.4	28.400
B3504	6.4	13.7	20.100
B3601	9.6	16.7	26.300
B3602	14.2	9.1	23.300
B3603	9.1	14.1	23.200
B3604	4.3	15.8	20.100
B3703	9.1	14.0	23.100
B3704	4.3	15.5	19.800
B3803	9.1	13.9	23.000
B3804	4.3	16.0	20.300
B3901	9.7	16.3	26.000
B3903	9.2	14.0	23.200
B3904	4.4	15.8	20.200
B4001	9.7	16.4	26.100
B4003	9.2	13.9	23.100
B4004	4.4	15.9	20.300
B4101	9.8	16.2	26.000
B4102	14.6	9.0	23.600
B4103	9.3	13.9	23.200
B4104	4.4	16.0	20.400
B4201	9.8	16.0	25.800
B4203	9.3	13.7	23.000
B4204	4.4	15.7	20.100
B4302	14.7	9.1	23.800
B4304	4.5	15.4	19.900
B4402	14.7	9.0	23.700
B4404	4.5	15.3	19.800
B4501	10.0	15.9	25.900
B4502	14.8	9.1	23.900
B4504	4.5	15.5	20.000
B4601	10.0	15.8	25.800

	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)
B4602	14.8	8.9	23.700
B4604	4.5	15.6	20.100
B4702	13	16.5	29.500
B4703	9.6	13.3	22.900
B4704	4.6	15.5	20.100
B4803	9.6	13.2	22.800
B4804	4.6	15.6	20.200
B4901	10.1	15.7	25.800
B4902	15.0	9.2	24.200
B5002	15.0	8.9	23.900
B5003	9.7	13.3	23.000
B5004	4.7	15.6	20.300
B5102	15.0	9.1	24.100
B5203	9.8	13.0	22.800
B5302	15.1	9.1	24.200
B5303	9.8	13.1	22.900
B5401	10.3	15.4	25.700
B5402	15.2	9.1	24.300
B5403	9.9	13.0	22.900
B5404	4.8	14.6	19.400
B5501	10.3	15.6	25.900
B5503	6.8	21.0	27.800
B5601	25.5	11.4	36.900
B5602	15.9	20.0	35.900
B1701, B1801	9.2	11.5	20.700
B2401, B2501	9.8	11.4	21.200
B2402, B2602	2.5	18.4	20.900
B2801, B2901	10.1	11.3	21.400
B2804, B2904	8.6	14.4	23.000
B3001, B3201	10.2	11.4	21.600
B3005, B3205	4.1	15.8	19.900

	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)
B3701, B3801	9.6	16.5	26.100
B3702, B3802	14.3	9.1	23.400
B3902, B4002	14.5	9.3	23.800
B4202, B4802	14.9	9.1	24.000
B4301, B4401	9.9	16.1	26.000
B4303, B4403	9.4	13.5	22.900
B4503, B4603	9.5	13.4	22.900
B4701, B4801	10.0	15.5	25.500
B4903, B5103	9.7	13.1	22.800
B4904, B5204	4.7	15.2	19.900
B5001, B5101	10.1	15.6	25.700
B5104, B5304	4.7	15.3	20.000
B5201, B5301	10.2	15.6	25.800
All other dwellings	15.1	9.0	24.100

(c) Common areas and central systems/facilities

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

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

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	no

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: 50 number of levels from the bottom of the lift shaft to the top of the lift shaft: 68 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 54 number of levels from the bottom of the lift shaft to the top of the lift shaft: 68 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 2)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	37167.15	-	-
concrete slab on ground, frame:	2975.2	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	single skin autoclaved aerated concrete (AAC), frame: light steel frame	6944.31	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	200 mm AAC block, frame: light steel frame	7640.88	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	1076	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - bare internal, frame: no frame	1059	-	-

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

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 70 kLs	Location: Other Pool shaded: no	-
Spa (No. 1)	Volume: 1 kLs	Location: Other Spa shaded: yes Spa cover: yes	-
Fire sprinkler system (No. 1)	-	-	-

(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Gym/Yoga	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Basement Carpark (Combined)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Switch Room	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Garbage Rooms (Combined, excl. bulky)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Bulky Waste Room	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Communal Rooms (Combined)	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
COMMS Room	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	no
Other plant rooms nat vent (Combined)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Internal service rooms (Combined)	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	no
Staircases (Combined)	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no
Steam/Sauna	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Cold water plant rooms (Combined)	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Fan Room Basement	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Fire Pump & Control Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Other Rooms, no vent (Combined, e.g. store)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Building Manager Office	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no

	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
Communal WC (Combined)	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
GF Lobby (Combined)	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with daylight sensor	no
Other Lobbies (Combined)	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Spa (No. 1)	Heating system: electric heat pump	Pump controlled by timer: yes
Sauna (No. 1)	Heating source: electric resistance	Efficiency measure: manual on / timer off
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 38 peak kW
Other	Building management system installed?: yes Active power factor correction 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).