



Abadeen Group Proposed Residential Development

To be built at 494-516 Military Road, Mosman NSW 2088

Issue	File Ref	Description	Author	Reviewer	Date
A	2602489	NatHERS and BASIX Assessment – Preliminary Results	SC/RI/CB	MF/LP	29/05/2026
B	2602489	NatHERS and BASIX Assessment - Draft	MF		05/06/2026
C	2602489	NatHERS and BASIX Assessment	MF	-	17/06/2026



Report Contact: Mariana Foganhole
Email: mariana@efficientliving.com.au

Licence Holder: Tracey Cools
Accreditation Number: HERA10033

Prepared For:

Abadeen Group
Adrian Giardina
adrian.giardina@abadeen.com

Suite 502 Level 5/95 Pitt St
Sydney, New South Wales 2000
02 8959 8000

Introduction

This NatHERS and BASIX certificate report has been prepared by Efficient Living Pty Ltd to accompany a State Significant Development Application (SSDA) for a proposed mixed-use development located at 494-516 Military Road, Mosman.

Efficient Living has investigated the estimated thermal comfort, water and energy usage of the proposed development.

This report is based on the architectural drawings prepared by DKO received on 16/06/2026.

For further details refer to the individual NatHERS and BASIX Certificates and Efficient Living's inclusions summary respectively.

Efficient Living prepares all reports in accordance with the BASIX Thermal Comfort Protocol and is backed by professional indemnity insurance. This report takes into account our Client's instructions and preferred building inclusions.

Analysis

The project has NatHERS thermal ratings to meet NCC 2022 requirements. Each unit has individual heating, cooling and total loads applied resulting in a minimum rating of 6.0 stars NatHERS. In addition, the building has average heating, cooling and total loads which results in the minimum compliance measure of 7.0 stars NatHERS.

Heating and cooling loads for the development have been determined using Hero v4.1. This calculates the expected level of energy required to heat and cool each dwelling per annum, expressed in megajoules per square metre of floor area (MJ/m²/year).

The BASIX Assessment is divided into four sections; Water, Thermal Comfort, Energy and Materials; each independently measuring the efficiency of the development.

BASIX requires a minimum target of 40% for the Water section, a minimum 7-star NatHERS building average for Thermal Comfort and a minimum required target of 60% for the Energy section. Materials data is required to be collected for embodied emissions calculations for the Department of Planning. No embodied emissions compliance measures are currently in place.

Inclusions summary

The inclusions as outlined in this report have been incorporated in each dwelling to allow them to reach their environmental sustainability targets.

As this development proposal is in the early stages, default modelling assumptions have been included where information and inclusions have not yet been determined. A NatHERS update will be required during the Construction Certificate phase to implement the final design and selected building inclusions.

NatHERS thermal inclusions

External Walls

External wall – 200mm Concrete and metal stud wall with R2.0 insulation (insulation only value)

External wall – Metal cladding on metal framed walls with R2.0 insulation (insulation only value)

Any concrete columns within the external wall envelope are assumed to have the same R2.0 insulation

Upgrades applied as per Thermal Comfort Upgrades table:

External wall – R2.5 insulation (insulation only value)

External Colour

Medium ($0.475 < SA < 0.7$) default

Inter-tenancy walls

Walls adjacent to neighbours – 75mm AAC panel, with a minimum R1.0 insulation (insulation only value)

Walls adjacent to hallways – 75mm AAC panel, with a minimum R1.0 insulation (insulation only value)

Walls adjacent to lift shafts and fire stairs – Minimum 150mm concrete with furring channel and plasterboard lining, with a minimum R1.0 insulation (insulation only value)

Walls within dwellings

Plasterboard on metal studs – no insulation

Floors

Floors with carpark below – 200mm Concrete with a minimum R1.0 subfloor insulation (insulation only value)

Floors with part open subfloor is below – 200mm Concrete with a minimum R1.0 subfloor insulation (insulation only value)

Floors between residential levels – 200mm Concrete between levels, no insulation required

Upgrades applied as per Thermal Comfort Upgrades table:

Floor with carpark and open subfloor is below – R2.5 insulation (insulation only value)

Floor coverings

Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere

Roof and ceilings

Roof – Concrete roof, no insulation above

Ceiling where roof is over – Plasterboard ceiling with R4.0 insulation (insulation only value)

Ceiling where balconies are over – Plasterboard ceiling with R1.5 insulation (insulation only value)

Ceiling where neighbouring units are above – Plasterboard ceiling, no insulation

Upgrades applied as per Thermal Comfort Upgrades table:

Ceiling where roof is over – Plasterboard ceiling with R6.0 insulation (insulation only value)

Ceiling where balconies are over – Plasterboard ceiling with R4.0 insulation (insulation only value)

Thermal break applied as per NCC 2022 requirements.

External Colour

Medium ($0.475 < SA < 0.7$)

Glazing – doors and windows

Glazed windows and doors:

Base inclusion	Awning: U-value: 3.17 (equal to or lower than) SHGC: 0.39 ($\pm 5\%$) Hinged glazed doors: U-value: 3.10 (equal to or lower than) SHGC: 0.39 ($\pm 5\%$) Sliding doors/windows : U-value: 3.19 (equal to or lower than) SHGC: 0.36 ($\pm 5\%$) Fixed glazing : U-value: 3.02 (equal to or lower than) SHGC: 0.37 ($\pm 5\%$)
Upgrade 1 Upgrade applied as per Thermal Comfort Upgrades table:	Awning: U-value: 2.59 (equal to or lower than) SHGC: 0.37 ($\pm 5\%$) Sliding doors/windows : U-value: 2.30 (equal to or lower than) SHGC: 0.37 ($\pm 5\%$) Fixed glazing : U-value: 2.28 (equal to or lower than) SHGC: 0.36 ($\pm 5\%$)

Given values are AFRC total window system values (glass and frame)

Note: BASIX Thermal Comfort Protocol Table 1 SHGC value of the unit should be within the range specified on the Assessor Certificate.

Window frame colour

Default Medium ($0.475 < SA < 0.7$)

Window restrictors

Window restrictors are modelled in bedrooms to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

External Shading

Shading as per stamped documentation

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 5.0m² (one fitting per 5m² as an upgrade option with a note required on a the plan). Once lighting plan has been developed NatHERS certificate can be updated to improve specification.

Upgrades applied as per Thermal Comfort Upgrades table:

IC-Rated LED downlights

Ceiling Fan

1200mm ceiling fan to bedrooms and living room applied as per Thermal Comfort Upgrades table

BASIX Water inclusions

Score 40/40

Landscape

Lawn: 145m²

Planted gardens: 725m²

Indigenous and low water use species: No BASIX requirement

Central rainwater storage

Tank size: 5,000L

Collecting from 400m² roof area

Connected to outdoor tap for irrigation of 500m² common area landscaping & 5 car wash bays

Fire sprinkler test water

Three sprinkler systems nominated in BASIX: one for parking areas, one per residential building

Parking area sprinkler: No BASIX restriction

Residential building sprinklers: Fire sprinkler test water must be contained in a closed loop system (tank required)

Fixtures within common areas

Toilets: 4 star

Taps: 6 star

Fixtures and appliances within units *(note: all fixtures and appliances noted are to be installed for OC, not tenant provided)*

Showerheads: 4 star mid flow (>6L but ≤7.5L/min)

Toilets: 4 star

Kitchen taps: 6 star

Bathroom vanity taps: 6 star

Clothes washers: not specified

Dishwashers: 5.0 star

BASIX Energy inclusions

Score 60/60

Hot water system

Central electric heat pump – air sourced with unit efficiency of $3.0 < \text{COP} \leq 3.5$ and R1.0 (~38mm) insulation to ring main and supply risers

Alternative energy

Photovoltaic system: rated electrical output (min.) 5 peak kW (~10-11 panels)

Lift motors

All lifts to have gearless traction with VVVF motor with lift load capacity of $\geq 1,000\text{kg}$ to $\leq 1,500\text{kg}$

Common areas – ventilation and lighting

Lighting control system / BMS : no

Common Area	Ventilation	Lighting
Car park areas	Supply and exhaust air with a carbon monoxide monitor & VSD fan	LEDs with time clock and motion sensors
Garbage rooms	Exhaust air only, running continuously	LEDs with motion sensors
Plant / service rooms (enclosed)	Supply and exhaust air, thermostatically controlled	LEDs with manual on / off switch
Plant / service rooms (open)	No mechanical ventilation	LEDs with motion sensors
Storage	Supply air only, time clock or BMS controlled	LEDs with motion sensors
Ground floor entry lobbies and parcel rooms	Supply air only, time clock or BMS controlled	LEDs with time clock and motion sensors
Hallways	Supply air only, time clock or BMS controlled	LEDs with time clock and motion sensors
Lifts		LEDs connected to lift call button
Gym	Air conditioning, time clock or BMS controlled	LEDs with time clock
Accessible Toilets	Exhaust air only, time clock or BMS controlled	LEDs with motion sensors

Dwelling ventilation

Bathroom: individual fan, ducted to roof or façade – interlocked to light, timer off

Kitchen range hood: Individual fan, ducted to roof or façade – manual on / off switch

Laundry: individual fan, ducted to roof or façade – manual on / off switch

Dwelling cooling and heating

All units to have individual, single phase, ducted air conditioning to living areas, and at least 1 bedroom

A minimum efficiency of EER 3.0 – 3.5 is required for cooling; and

A minimum efficiency of EER 3.0 – 3.5 is required for heating

Dwelling artificial lighting

Minimum of 80% of all light fittings within each room are to have dedicated LED fixtures installed

Dwelling appliances and other efficiency measures *(note: appliances noted are to be installed for OC, not tenant provided)*

Induction cooktop & electric oven

Dishwashers: 3.0 star

Clothes dryers: 2.0 star

NatHERS Certificate # HR-3F6AXZ-01						Accreditation #HERA10033	
Thermal Comfort Results							
Unit Number	Number of Bedrooms	Floor area (m²)		Predicted loads (MJ/m²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heating	Cooling (Sens. & Lat.)		
Building A							
AG01	3	122.8	0.0	10.3	18.6	7.1	1200mm Ceiling Fan to bedrooms and living room
AG02	2	88.4	0.0	3.3	13.8	8.4	
AG03	1	88.4	0.0	2.5	16.5	8.2	
AG04	1	53.7	0.0	3.8	12.3	8.4	
AG05	1	54.3	0.0	1.9	16.0	8.3	1200mm Ceiling Fan to bedrooms and living room
A101	3	122.9	0.0	2.4	20.5	7.8	
A102	1	88.4	0.0	1.2	12.5	8.8	
A103	1	88.4	0.0	1.3	17.5	8.2	
A104	2	87.1	0.0	2.0	9.6	9.1	
A105	2	79.2	0.0	1.2	14.1	8.6	
A106	2	86.2	0.0	10.5	10.1	8.0	
A107	1	57.5	0.0	9.5	10.2	8.1	
A108	1	59.3	0.0	23.2	9.9	6.6	
A109	1	59.2	0.0	23.2	10.1	6.6	
A110	1	59.4	0.0	9.3	9.7	8.2	
A111	2	79.2	0.0	19.3	12.4	6.8	
A112	1	58.5	0.0	16.4	17.0	6.6	
A201	3	122.9	0.0	2.6	19.5	7.9	
A202	1	88.4	0.0	1.3	11.9	8.9	
A203	1	88.4	0.0	1.3	17.3	8.2	
A204	2	87.1	0.0	2.1	9.3	9.1	
A205	2	79.2	0.0	1.8	11.5	8.8	
A206	2	86.2	0.0	10.9	9.7	8.0	
A207	1	57.5	0.0	9.9	10.4	8.1	
A208	1	59.3	0.0	23.7	9.7	6.6	
A209	1	59.2	0.0	23.8	9.9	6.5	
A210	1	59.4	0.0	9.8	9.6	8.2	
A211	2	79.2	0.0	20.5	11.6	6.7	
A212	1	58.5	0.0	12.1	18.3	6.9	1200mm Ceiling Fan to bedrooms and living room
A301	3	122.9	0.0	7.6	14.2	7.9	
A302	1	88.4	0.0	2.5	9.7	8.9	
A303	1	88.4	0.0	2.9	14.3	8.4	
A304	2	87.1	0.0	3.9	7.2	9.2	
A305	2	79.2	0.0	2.9	9.1	8.9	
A306	2	86.2	0.0	13.8	9.1	7.8	
A307	1	57.5	0.0	13.4	8.9	7.8	
A308	1	59.3	0.0	27.8	8.7	6.2	
A309	1	59.2	0.0	27.8	8.8	6.2	

NatHERS Certificate # HR-3F6AXZ-01						Accreditation #HERA10033	
Thermal Comfort Results							
Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heating	Cooling (Sens. & Lat.)		
A310	1	59.4	0.0	13.3	8.4	7.9	
A311	2	79.2	0.0	24.5	10.1	6.4	
A312	1	58.5	0.0	19.4	17.4	6.2	
A401	2	78.2	0.0	9.6	8.6	8.3	
A402	1	88.4	0.0	2.7	9.6	8.9	
A403	1	88.4	0.0	3.3	14.3	8.3	
A404	2	87.2	0.0	5.8	7.1	8.9	
A405	2	79.2	0.0	7.3	11.2	8.3	
A406	2	86.2	0.0	17.8	10.1	7.2	
A407	1	57.6	0.0	14.3	9.6	7.6	
A408	1	59.3	0.0	27.3	9.6	6.1	R2.5 insulation to external wall
A409	1	59.3	0.0	27.4	9.8	6.1	R2.5 insulation to external wall
A410	1	59.6	0.0	13.5	8.7	7.8	
A411	2	79.2	0.0	25.3	12.6	6.0	R2.5 insulation to external wall, R4.0 insulation to ceiling where balcony and roof is over
A412	1	54.2	0.0	15.0	20.3	6.3	
A501	2	85.6	0.0	6.2	19.8	7.4	1200mm Ceiling Fan to bedrooms and living room
A502	1	88.4	0.0	3.1	9.4	8.9	
A503	1	88.4	0.0	4.1	14.0	8.3	
A504	2	95.9	0.0	7.3	12.5	8.1	
A505	2	89.6	0.0	15.2	12.7	7.2	
A506	1	62.5	0.0	30.1	6.6	6.2	R2.5 insulation to external wall Glazing upgrade 1
A507	1	62.2	0.0	29.4	7.0	6.2	R2.5 insulation to external wall Glazing upgrade 1
A508	3	123.1	0.0	17.5	18.1	6.3	1200mm Ceiling Fan to bedrooms and living room
A601	2	85.6	0.0	5.9	20.4	7.4	
A602	1	88.4	0.0	3.3	9.1	8.9	
A603	1	88.4	0.0	4.2	13.5	8.3	
A604	2	95.9	0.0	7.0	12.2	8.2	
A605	2	89.6	0.0	15.5	12.6	7.2	
A606	1	62.5	0.0	30.7	6.6	6.1	R2.5 insulation to external wall Glazing upgrade 1
A607	1	62.2	0.0	29.9	7.1	6.1	R2.5 insulation to external wall Glazing upgrade 1
A608	3	123.1	0.0	18.1	18.3	6.2	1200mm Ceiling Fan to bedrooms and living room
A701	2	85.6	0.0	5.9	19.4	7.4	1200mm Ceiling Fan to bedrooms and living room
A702	1	88.4	0.0	3.4	9.2	8.9	

NatHERS Certificate # HR-3F6AXZ-01						Accreditation #HERA10033	
Thermal Comfort Results							
Unit Number	Number of Bedrooms	Floor area (m²)		Predicted loads (MJ/m²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heating	Cooling (Sens. & Lat.)		
A703	1	88.4	0.0	4.4	13.3	8.3	
A704	2	95.9	0.0	7.4	12.1	8.1	
A705	2	89.6	0.0	15.9	12.5	7.2	
A706	1	62.5	0.0	30.7	6.6	6.1	R2.5 insulation to external wall Glazing upgrade 1
A707	1	62.2	0.0	29.9	7.3	6.1	R2.5 insulation to external wall Glazing upgrade 1
A708	3	123.1	0.0	18.5	17.9	6.2	1200mm Ceiling Fan to bedrooms and living room
A801	2	85.6	0.0	8.6	21.2	7.0	1200mm Ceiling Fan to bedrooms and living room Glazing upgrade 1
A802	1	88.4	0.0	10.1	14.6	7.5	
A803	1	88.4	0.0	9.8	17.7	7.3	
A804	2	95.9	0.0	13.1	13.7	7.3	1200mm Ceiling Fan to bedrooms and living room
A805	2	89.6	0.0	15.9	12.9	7.1	R2.5 insulation to external wall
A806	1	62.5	0.0	31.4	5.9	6.1	1200mm Ceiling Fan to bedrooms and living room R2.5 insulation to external wall R6.0 insulation to ceiling where roof is over IC Rated LED downlights
A807	1	62.2	0.0	27.8	8.8	6.2	R2.5 insulation to external wall Glazing upgrade 1
A808	3	123.1	0.0	17.4	20.0	6.1	1200mm Ceiling Fan to bedrooms and living room Glazing upgrade 1
Building B							
B101	2	78.4	0.0	18.6	17.4	6.3	1200mm Ceiling Fan to bedrooms and living room
B102	2	84.6	0.0	19.3	17.2	6.2	1200mm Ceiling Fan to bedrooms and living room
B103	3	117.2	0.0	18.3	5.4	7.7	
B104	2	77.5	0.0	31.0	5.7	6.2	R2.0 insulation to part open subfloor and where natural ventilated plant/service below, R2.5 insulation to external wall
B201	2	78.4	0.0	17.0	19.0	6.2	1200mm Ceiling Fan to bedrooms and living room
B202	2	84.6	0.0	7.8	19.1	7.3	1200mm Ceiling Fan to bedrooms and living room
B203	3	117.2	0.0	3.1	6.4	9.4	

NatHERS Certificate # HR-3F6AXZ-01						Accreditation #HERA10033	
Thermal Comfort Results							
Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heating	Cooling (Sens. & Lat.)		
B204	2	77.5	0.0	19.9	5.9	7.4	
B301	2	78.4	0.0	21.1	13.6	6.4	1200mm Ceiling Fan to bedrooms and living room
B302	2	84.6	0.0	16.3	18.0	6.4	1200mm Ceiling Fan to bedrooms and living room
B303	3	117.2	0.0	7.2	6.3	8.8	
B304	2	77.5	0.0	25.4	5.6	6.9	
B401	2	78.4	0.0	17.2	16.6	6.5	1200mm Ceiling Fan to bedrooms and living room
B402	3	110.8	0.0	20.8	11.4	6.7	
B403	2	75.3	0.0	21.8	12.1	6.5	

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-3F6AXZ-01

Generated on 17 Jun 2026 using Hero 4.1

Property

Address 494-516 Military Road, Mosman, NSW, 2088
Lot/DP 11/1/DP3308, 19/-/DP3547
NatHERS climate zone 56 - Mascot AMO



Accredited assessor

Name Tracey Cools
Business name Efficient Living
Email tracey@efficientliving.com.au
Phone +61 400083525
Accreditation No. 10033
Assessor Accrediting Organisation HERA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-3F6AXZ-01>.

When using either link, ensure you are visiting <http://www.hero-software.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.

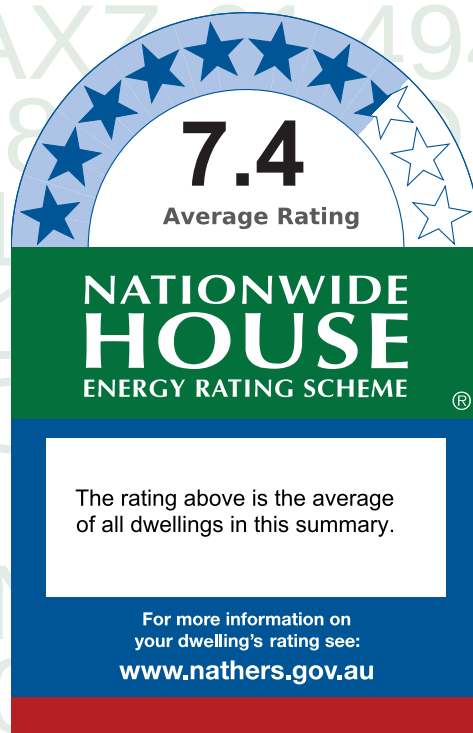
The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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.yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-CKMREM-01	A101	2.4 (34)	20.5 (21)	22.9	7.8	n/a
HR-8A4QVV-01	A102	1.2 (34)	12.5 (21)	13.7	8.8	n/a
HR-V1MU93-01	A103	1.3 (34)	17.5 (21)	18.8	8.2	n/a

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	13.3	12.3
Maximum load	31.4	21.2
Average limit	28.1	20.0
Maximum limit	34.4	21.4

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-LIPPBQ-01	A104	2.0 (34)	9.6 (21)	11.6	9.1	n/a
HR-NBXHNQ-01	A105	1.2 (34)	14.1 (21)	15.3	8.6	n/a
HR-JHQL2K-01	A106	10.5 (34)	10.1 (21)	20.6	8.0	n/a
HR-LB0N1E-01	A107	9.5 (34)	10.2 (21)	19.7	8.1	n/a
HR-CC7B7R-01	A108	23.2 (34)	9.9 (21)	33.1	6.6	n/a
HR-U04Q39-01	A109	23.2 (34)	10.1 (21)	33.3	6.6	n/a
HR-BK2M5O-01	A110	9.3 (34)	9.7 (21)	19.0	8.2	n/a
HR-N92BMJ-01	A111	19.3 (34)	12.4 (21)	31.8	6.8	n/a
HR-P23GHG-01	A112	16.4 (34)	17.0 (21)	33.4	6.6	n/a
HR-5KMG3-01	A201	2.6 (34)	19.5 (21)	22.1	7.9	n/a
HR-HE2UR7-01	A202	1.3 (34)	11.9 (21)	13.2	8.9	n/a
HR-WY53FJ-01	A203	1.3 (34)	17.3 (21)	18.6	8.2	n/a
HR-DHVCAK-01	A204	2.1 (34)	9.3 (21)	11.5	9.1	n/a
HR-QWJ8E4-01	A205	1.8 (34)	11.5 (21)	13.3	8.8	n/a
HR-HRGQ0G-01	A206	10.9 (34)	9.7 (21)	20.6	8.0	n/a
HR-HB7WU4-01	A207	9.9 (34)	10.4 (21)	20.3	8.1	n/a
HR-6F0CSJ-01	A208	23.7 (34)	9.7 (21)	33.5	6.6	n/a
HR-Y0QKLU-01	A209	23.8 (34)	9.9 (21)	33.6	6.5	n/a
HR-7FZF73-01	A210	9.8 (34)	9.6 (21)	19.4	8.2	n/a
HR-ABVSYT-01	A211	20.5 (34)	11.6 (21)	32.1	6.7	n/a
HR-ZVC5ED-01	A212	12.1 (34)	18.3 (21)	30.4	6.9	n/a
HR-6LO63I-01	A301	7.6 (34)	14.2 (21)	21.8	7.9	n/a
HR-V3YUZ5-01	A302	2.5 (34)	9.7 (21)	12.2	8.9	n/a
HR-D8ZFYK-01	A303	2.9 (34)	14.3 (21)	17.2	8.4	n/a
HR-5RZ9HX-01	A304	3.9 (34)	7.2 (21)	11.1	9.2	n/a
HR-UTGRI4-01	A305	2.9 (34)	9.1 (21)	12.0	8.9	n/a
HR-T1V9W5-01	A306	13.8 (34)	9.1 (21)	22.9	7.8	n/a
HR-VG6VGM-01	A307	13.4 (34)	8.9 (21)	22.3	7.8	n/a
HR-8I0XK3-01	A308	27.8 (34)	8.7 (21)	36.4	6.2	n/a



Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-T5SSDS-01	A309	27.8 (34)	8.8 (21)	36.6	6.2	n/a
HR-JJ9ELR-01	A310	13.3 (34)	8.4 (21)	21.7	7.9	n/a
HR-T3QMMY-01	A311	24.5 (34)	10.1 (21)	34.6	6.4	n/a
HR-YL2UV1-01	A312	19.4 (34)	17.4 (21)	36.7	6.2	n/a
HR-86DN96-01	A401	9.6 (34)	8.6 (21)	18.2	8.3	n/a
HR-NB1YAX-01	A402	2.7 (34)	9.6 (21)	12.3	8.9	n/a
HR-KVVDZF-01	A403	3.3 (34)	14.3 (21)	17.6	8.3	n/a
HR-E4KIUP-01	A404	5.8 (34)	7.1 (21)	12.9	8.9	n/a
HR-QY6NAO-01	A405	7.3 (34)	11.2 (21)	18.5	8.3	n/a
HR-015E91-01	A406	17.8 (34)	10.1 (21)	27.9	7.2	n/a
HR-QZZ6RE-01	A407	14.3 (34)	9.6 (21)	23.9	7.6	n/a
HR-MRCOU5-01	A408	27.3 (34)	9.6 (21)	36.9	6.1	n/a
HR-AYZXO7-01	A409	27.4 (34)	9.8 (21)	37.1	6.1	n/a
HR-I7S5LR-01	A410	13.5 (34)	8.7 (21)	22.3	7.8	n/a
HR-B52MO5-01	A411	25.3 (34)	12.6 (21)	37.8	6.0	n/a
HR-KHHE9I-01	A412	15.0 (34)	20.3 (21)	35.2	6.3	n/a
HR-WYILB1-01	A501	6.2 (34)	19.8 (21)	26.0	7.4	n/a
HR-VT8X3K-01	A502	3.1 (34)	9.4 (21)	12.5	8.9	n/a
HR-53AVOT-01	A503	4.1 (34)	14.0 (21)	18.1	8.3	n/a
HR-8TV3ZI-01	A504	7.3 (34)	12.5 (21)	19.7	8.1	n/a
HR-X9J1XR-01	A505	15.2 (34)	12.7 (21)	27.9	7.2	n/a
HR-3BYP5A-01	A506	30.1 (34)	6.6 (21)	36.7	6.2	n/a
HR-VTT77M-01	A507	29.4 (34)	7.0 (21)	36.4	6.2	n/a
HR-PG3542-01	A508	17.5 (34)	18.1 (21)	35.6	6.3	n/a
HR-CV5UJD-01	A601	5.9 (34)	20.4 (21)	26.3	7.4	n/a
HR-PSC0AW-01	A602	3.3 (34)	9.1 (21)	12.4	8.9	n/a
HR-VDUYW9-01	A603	4.2 (34)	13.5 (21)	17.7	8.3	n/a
HR-IK98K0-01	A604	7.0 (34)	12.2 (21)	19.2	8.2	n/a
HR-C8WFTM-01	A605	15.5 (34)	12.6 (21)	28.1	7.2	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-CDOK1M-01	A606	30.7 (34)	6.6 (21)	37.3	6.1	n/a
HR-JTUZGZ-01	A607	29.9 (34)	7.1 (21)	37.0	6.1	n/a
HR-C8WOP1-01	A608	18.1 (34)	18.3 (21)	36.4	6.2	n/a
HR-F633S6-01	A701	5.9 (34)	19.4 (21)	25.3	7.4	n/a
HR-KAVNSN-01	A702	3.4 (34)	9.2 (21)	12.6	8.9	n/a
HR-HINJ7I-01	A703	4.4 (34)	13.3 (21)	17.7	8.3	n/a
HR-VRK0DD-01	A704	7.4 (34)	12.1 (21)	19.5	8.1	n/a
HR-2UCIBL-01	A705	15.9 (34)	12.5 (21)	28.4	7.2	n/a
HR-4CQ2JC-01	A706	30.7 (34)	6.6 (21)	37.3	6.1	n/a
HR-L4E4IO-01	A707	29.9 (34)	7.3 (21)	37.2	6.1	n/a
HR-E5NRCK-01	A708	18.5 (34)	17.9 (21)	36.4	6.2	n/a
HR-ZRDGOC-01	A801	8.6 (34)	21.2 (21)	29.8	7.0	n/a
HR-RUO58E-01	A802	10.1 (34)	14.6 (21)	24.6	7.5	n/a
HR-Z5NP84-01	A803	9.8 (34)	17.7 (21)	27.5	7.3	n/a
HR-5S8H05-01	A804	13.1 (34)	13.7 (21)	26.8	7.3	n/a
HR-IDJ3VU-01	A805	15.9 (34)	12.9 (21)	28.8	7.1	n/a
HR-ST81ZA-01	A806	31.4 (34)	5.9 (21)	37.3	6.1	n/a
HR-DQ88WJ-01	A807	27.8 (34)	8.8 (21)	36.6	6.2	n/a
HR-649E7U-01	A808	17.4 (34)	20.0 (21)	37.4	6.1	n/a
HR-JE0TRG-01	AG01	10.3 (34)	18.6 (21)	28.9	7.1	n/a
HR-IAGQ0A-01	AG02	3.3 (34)	13.8 (21)	17.2	8.4	n/a
HR-D4CSE1-01	AG03	2.5 (34)	16.5 (21)	19.0	8.2	n/a
HR-SXPPII-01	AG04	3.8 (34)	12.3 (21)	16.1	8.4	n/a
HR-2QOLYC-01	AG05	1.9 (34)	16.0 (21)	17.9	8.3	n/a
HR-BCP5ZM-01	B101	18.6 (34)	17.4 (21)	36.0	6.3	n/a
HR-NGESAZ-01	B102	19.3 (34)	17.2 (21)	36.5	6.2	n/a
HR-CIZN7K-01	B103	18.3 (34)	5.4 (21)	23.6	7.7	n/a
HR-CC8O5Q-01	B104	31.0 (34)	5.7 (21)	36.8	6.2	n/a
HR-E1RGC8-01	B201	17.0 (34)	19.0 (21)	36.0	6.2	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-4BTUDD-01	B202	7.8 (34)	19.1 (21)	26.9	7.3	n/a
HR-NZLIIM-01	B203	3.1 (34)	6.4 (21)	9.5	9.4	n/a
HR-VTDJRT-01	B204	19.9 (34)	5.9 (21)	25.8	7.4	n/a
HR-EAK3F2-01	B301	21.1 (34)	13.6 (21)	34.8	6.4	n/a
HR-9SGE86-01	B302	16.3 (34)	18.0 (21)	34.3	6.4	n/a
HR-SEPMA3-01	B303	7.2 (34)	6.3 (21)	13.5	8.8	n/a
HR-5GEFZ1-01	B304	25.4 (34)	5.6 (21)	30.9	6.9	n/a
HR-I0NJCJ-01	B401	17.2 (34)	16.6 (21)	33.8	6.5	n/a
HR-G0PHD4-01	B402	20.8 (34)	11.4 (21)	32.2	6.7	n/a
HR-GIFNZR-01	B403	21.8 (34)	12.1 (21)	33.9	6.5	n/a
Averages	100x (Total)	13.3	12.3	25.6	7.4	n/a
Maximum Loads and Minimum Ratings		31.4	21.2	37.8	6.0	n/a

Explanatory notes

About the ratings

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.

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

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.

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1851724M_03

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: Wednesday, 17 June 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 HR-3F6AXZ-01.

Project summary

Project name	494 -500 & 516 MILITARY ROAD, MOSMAN 2088_03
Street address	494 MILITARY ROAD MOSMAN 2088
Local Government Area	MOSMAN
Plan type and plan number	Deposited Plan 4628
Lot No.	1
Section no.	D
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	100
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 62	Target 60
Materials	✓ -69	Target n/a

Certificate Prepared by

Name / Company Name: Efficient Living Pty Ltd

ABN (if applicable): 82116346082

Description of project

Project address	
Project name	494 -500 & 516 MILITARY ROAD, MOSMAN 2088_03
Street address	494 MILITARY ROAD MOSMAN 2088
Local Government Area	MOSMAN
Plan type and plan number	Deposited Plan 4628
Lot No.	1
Section no.	D
Project type	
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	100
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	3170
Roof area (m ²)	845
Non-residential floor area (m ²)	1010
Residential car spaces	137
Non-residential car spaces	10

Common area landscape		
Common area lawn (m ²)	145	
Common area garden (m ²)	725	
Area of indigenous or low water use species (m ²)	0	
Assessor details and thermal loads		
Assessor number	HERA10033	
Certificate number	HR-3F6AXZ-01	
Climate zone	56	
Project score		
Water	✓ 40	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 62	Target 60
Materials	✓ -69	Target n/a

Description of project

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

Residential flat buildings - Building A, 85 dwellings, 10 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)
A101	3	122.9	0	0	0
A105	2	79.2	0	0	0
A109	1	59.2	0	0	0
A201	3	122.9	0	0	0
A205	2	79.2	0	0	0
A209	1	59.2	0	0	0
A301	3	122.9	0	0	0
A305	2	79.2	0	0	0
A309	1	59.2	0	0	0
A401	2	78.2	0	0	0
A405	2	79.2	0	0	0
A409	1	59.3	0	0	0
A501	2	85.6	0	0	0
A505	2	89.6	0	0	0
A601	2	85.6	0	0	0
A605	2	89.6	0	0	0
A701	2	85.6	0	0	0
A705	2	89.6	0	0	0
A801	2	85.6	0	0	0
A805	2	89.6	0	0	0
AG01	3	122.8	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)
A102	1	88.4	0	0	0
A106	2	86.2	0	0	0
A110	1	59.4	0	0	0
A202	1	88.4	0	0	0
A206	2	86.2	0	0	0
A210	1	59.4	0	0	0
A302	1	88.4	0	0	0
A306	2	86.2	0	0	0
A310	1	59.4	0	0	0
A402	1	88.4	0	0	0
A406	2	86.2	0	0	0
A410	1	59.6	0	0	0
A502	1	88.4	0	0	0
A506	1	62.5	0	0	0
A602	1	88.4	0	0	0
A606	1	62.5	0	0	0
A702	1	88.4	0	0	0
A706	1	62.5	0	0	0
A802	1	88.4	0	0	0
A806	1	62.5	0	0	0
AG02	2	88.4	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)
A103	1	88.4	0	0	0
A107	1	57.5	0	0	0
A111	2	79.2	0	0	0
A203	1	88.4	0	0	0
A207	1	57.5	0	0	0
A211	2	79.2	0	0	0
A303	1	88.4	0	0	0
A307	1	57.5	0	0	0
A311	2	79.2	0	0	0
A403	1	88.4	0	0	0
A407	1	57.6	0	0	0
A411	2	79.2	0	0	0
A503	1	88.4	0	0	0
A507	1	62.2	0	0	0
A603	1	88.4	0	0	0
A607	1	62.2	0	0	0
A703	1	88.4	0	0	0
A707	1	62.2	0	0	0
A803	1	88.4	0	0	0
A807	1	62.2	0	0	0
AG03	1	88.4	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)
A104	2	87.1	0	0	0
A108	1	59.3	0	0	0
A112	1	58.5	0	0	0
A204	2	87.1	0	0	0
A208	1	59.3	0	0	0
A212	1	58.5	0	0	0
A304	2	87.1	0	0	0
A308	1	59.3	0	0	0
A312	1	58.5	0	0	0
A404	2	87.2	0	0	0
A408	1	59.3	0	0	0
A412	1	54.2	0	0	0
A504	2	95.9	0	0	0
A508	3	123.1	0	0	0
A604	2	95.9	0	0	0
A608	3	123.1	0	0	0
A704	2	95.9	0	0	0
A708	3	123.1	0	0	0
A804	2	95.9	0	0	0
A808	3	123.1	0	0	0
AG04	1	53.7	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)
AG05	1	54.3	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)
--------------	-----------------	-----------------------------	-------------------------------	----------------------------	----------------------------------

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
--------------	-----------------	-----------------------------	-------------------------------	----------------------------	----------------------------------

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
--------------	-----------------	-----------------------------	-------------------------------	----------------------------	----------------------------------

Residential flat buildings - Building B, 15 dwellings, 6 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)
B101	2	78.4	0	0	0
B201	2	78.4	0	0	0
B301	2	78.4	0	0	0
B401	2	78.4	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)
B102	2	84.6	0	0	0
B202	2	84.6	0	0	0
B302	2	84.6	0	0	0
B402	3	110.8	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)
B103	3	117.2	0	0	0
B203	3	117.2	0	0	0
B303	3	117.2	0	0	0
B403	2	75.3	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)
B104	2	77.5	0	0	0
B204	2	77.5	0	0	0
B304	2	77.5	0	0	0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m ²)	Common area	Floor area (m ²)
Gym area (No. 1)	40	Accessible toilets	11.6

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Undercover car park area (resi only)	4875	Undercover car park area & loading(shared)	455	Garbage room (resi only)	125
Garbage room (shared)	70	Plant or service room (enclosed)	265	Plant or service room (open)	170
Entry lobbies and parcel rooms	145	Hallways	855		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for Residential flat buildings - Building B

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

3. Commitments for 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 - Building A

(a) Buildings

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

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	1.7	-	none
suspended floor above open subfloor, frame: suspended concrete slab	32	-	-
floors above habitable rooms, frame: suspended concrete slab	9426	-	-
suspended floor above garage, frame: suspended concrete slab	205	-	-
suspended floor above open subfloor, frame: suspended concrete slab	1153.2	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (fibre cement sheet or boards),frame:light steel frame	3022	-	-
External wall type 2	concrete block/ plasterboard,frame:light steel frame	1982	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	75 mm AAC panel, frame:light steel frame	2936.3	-
Internal wall type 2	plasterboard, frame:light steel frame	4324.3	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	464	-	-

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)
-	2581	-	2581	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	6 star	6 star	-	not specified	5 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	3 star	2 star	no	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A101	2.4	20.5	22.900
A102	1.2	12.5	13.700
A103	1.3	17.5	18.800
A104	2	9.6	11.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A105	1.2	14.1	15.300
A106	10.5	10.1	20.600
A107	9.5	10.2	19.700
A108	23.2	9.9	33.100
A109	23.2	10.1	33.300
A110	9.3	9.7	19.000
A111	19.3	12.4	31.700
A112	16.4	17	33.400
A201	2.6	19.5	22.100
A202	1.3	11.9	13.200
A203	1.3	17.3	18.600
A204	2.1	9.3	11.400
A205	1.8	11.5	13.300
A206	10.9	9.7	20.600
A207	9.9	10.4	20.300
A208	23.7	9.7	33.400
A209	23.8	9.9	33.700
A210	9.8	9.6	19.400
A211	20.5	11.6	32.100
A212	12.1	18.3	30.400
A301	7.6	14.2	21.800
A302	2.5	9.7	12.200
A303	2.9	14.3	17.200
A304	3.9	7.2	11.100
A305	2.9	9.1	12.000
A306	13.8	9.1	22.900
A307	13.4	8.9	22.300
A308	27.8	8.7	36.500
A310	13.3	8.4	21.700
A311	24.5	10.1	34.600
A312	19.4	17.4	36.800

	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)
A401	9.6	8.6	18.200
A402	2.7	9.6	12.300
A403	3.3	14.3	17.600
A404	5.8	7.1	12.900
A405	7.3	11.2	18.500
A406	17.8	10.1	27.900
A407	14.3	9.6	23.900
A408	27.3	9.6	36.900
A409	27.4	9.8	37.200
A410	13.5	8.7	22.200
A411	25.3	12.6	37.900
A412	15	20.3	35.300
A501	6.2	19.8	26.000
A502	3.1	9.4	12.500
A503	4.1	14	18.100
A504	7.3	12.5	19.800
A505	15.2	12.7	27.900
A506	30.1	6.6	36.700
A507	29.4	7	36.400
A508	17.5	18.1	35.600
A601	5.9	20.4	26.300
A602	3.3	9.1	12.400
A603	4.2	13.5	17.700
A604	7	12.2	19.200
A605	15.5	12.6	28.100
A607	29.9	7.1	37.000
A608	18.1	18.3	36.400
A701	5.9	19.4	25.300
A702	3.4	9.2	12.600
A703	4.4	13.3	17.700
A704	7.4	12.1	19.500

	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)
A705	15.9	12.5	28.400
A707	29.9	7.3	37.200
A708	18.5	17.9	36.400
A801	8.6	21.2	29.800
A802	10.1	14.6	24.700
A803	9.8	17.7	27.500
A804	13.1	13.7	26.800
A805	15.9	12.9	28.800
A806	31.4	5.9	37.300
A808	17.4	20	37.400
AG01	10.3	18.6	28.900
AG02	3.3	13.8	17.100
AG03	2.5	16.5	19.000
AG04	3.8	12.3	16.100
AG05	1.9	16	17.900
A309, A807	27.8	8.8	36.600
All other dwellings	30.7	6.6	37.300

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	not specified

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
Gym area (No. 1)	air conditioning system	time clock or BMS controlled	light-emitting diode	time clocks	no
Accessible toilets	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 9 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 but <= 1500kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

2. Commitments for Residential flat buildings - Building B

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	230	-	-
floors above habitable rooms, frame: suspended concrete slab	1113	-	-
suspended floor above open subfloor, frame: suspended concrete slab	225	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (fibre cement sheet or boards), frame: light steel frame	627	-	-
External wall type 2	concrete block/ plasterboard, frame: light steel frame	528	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	75 mm AAC panel, frame: light steel frame	426.4	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 2	plasterboard, frame:light steel frame	983.8	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	381	-	-

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)
-	516	-	516	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	6 star	6 star	-	not specified	5 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	3 star	2 star	no	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B101	18.6	17.4	36.000
B102	19.3	17.2	36.500
B103	18.3	5.4	23.700
B104	31	5.7	36.700

	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)
B201	17	19	36.000
B202	7.8	19.1	26.900
B203	3.1	6.4	9.500
B204	19.9	5.9	25.800
B301	21.1	13.6	34.700
B302	16.3	18	34.300
B303	7.2	6.3	13.500
B304	25.4	5.6	31.000
B401	17.2	16.6	33.800
B402	20.8	11.4	32.200
All other dwellings	21.8	12.1	33.900

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	not specified

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

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

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

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 8 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

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
garage floor, frame: concrete slab on ground	2477	-	-
garage floor, frame: suspended concrete slab	2853	-	-
suspended floor above enclosed subfloor, frame: suspended concrete slab	1630	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: no frame	3235	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	2835	-

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

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

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	not specified

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 400 square metres of roof area of buildings in the development	- irrigation of 500 square metres of common landscaped area on the site - car washing in 5 car washing bays on the site
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.		✓	✓
(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
Undercover car park area (resi only)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Undercover car park area & loading(shared)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Garbage room (resi only)	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Garbage room (shared)	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Plant or service room (enclosed)	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Plant or service room (open)	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Entry lobbies and parcel rooms	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Hallways	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 5 peak kW
Other	-	-

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).