

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1834823M_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, 25 February 2026

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0012800200.

Project summary

Project name	88 Waterloo Rd_Waterloo_03
Street address	21 COTTONWOOD CRESCENT MACQUARIE PARK 2113
Local Government Area	RYDE
Plan type and plan number	Strata Plan 7984
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	422
Multi-dwelling housing: no. of dwellings	4
No. of single dwelling houses	0

Project score

Water	✓ 49	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 65	Target 63
Materials	✓ -92	Target n/a

Certificate Prepared by

Name / Company Name: JHA Consulting Engineers (NSW) Pty Ltd

ABN (if applicable): 48612666172

Description of project

Project address

Project name	88 Waterloo Rd_Waterloo_03
Street address	21 COTTONWOOD CRESCENT MACQUARIE PARK 2113
Local Government Area	RYDE
Plan type and plan number	Strata Plan 7984

Project type

No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	422
Multi-dwelling housing: no. of dwellings	4
No. of single dwelling houses	0

Site details

Site area (m²)	2570
Roof area (m²)	958
Non-residential floor area (m²)	117.1
Residential car spaces	275
Non-residential car spaces	0

Common area landscape

Common area lawn (m²)	85
Common area garden (m²)	637.6
Area of indigenous or low water use species (m²)	191.28

Assessor details and thermal loads

Assessor number	20647
Certificate number	0012800200
Climate zone	56

Project score

Water	✓ 49	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 65	Target 63
Materials	✓ -92	Target n/a

Description of project

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

Residential flat buildings - Building 2_Waterloo, 422 dwellings, 62 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)
W1001	1	59.6	0	0	0
W1005	1	50.4	0	0	0
W105	1	46.1	0	0	0
W109	3	98.8	0	0	0
W1103	1	50.9	0	0	0
W1107	2	77.5	0	0	0
W1202	1	60.5	0	0	0
W1206	3	104.1	0	0	0
W1302	1	60.5	0	0	0
W1306	3	104.1	0	0	0
W1402	1	60.5	0	0	0
W1406	3	104.1	0	0	0
W1502	1	60.5	0	0	0
W1506	3	104.1	0	0	0
W1602	1	60.5	0	0	0
W1606	3	104.1	0	0	0
W1702	1	60.5	0	0	0
W1706	3	104.1	0	0	0
W1802	1	60.5	0	0	0
W1806	3	104.1	0	0	0
W1902	1	60.5	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)
W1002	1	60.5	0	0	0
W1006	3	104.1	0	0	0
W106	1	47.9	0	0	0
W110	1	52	0	0	0
W1104	2	83.1	0	0	0
W1108	3	96.6	0	0	0
W1203	1	50.9	0	0	0
W1207	2	77.5	0	0	0
W1303	1	50.9	0	0	0
W1307	2	77.5	0	0	0
W1403	1	50.9	0	0	0
W1407	2	77.5	0	0	0
W1503	1	50.9	0	0	0
W1507	2	77.5	0	0	0
W1603	1	50.9	0	0	0
W1607	2	77.5	0	0	0
W1703	1	50.9	0	0	0
W1707	2	77.5	0	0	0
W1803	1	50.9	0	0	0
W1807	2	77.5	0	0	0
W1903	1	50.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
W1003	1	50.9	0	0	0
W1007	2	77.5	0	0	0
W107	1	53	0	0	0
W1101	1	59.6	0	0	0
W1105	1	50.4	0	0	0
W111	1	54	0	0	0
W1204	2	83.1	0	0	0
W1208	3	96.6	0	0	0
W1304	2	83.1	0	0	0
W1308	3	96.6	0	0	0
W1404	2	83.1	0	0	0
W1408	3	96.6	0	0	0
W1504	2	83.1	0	0	0
W1508	3	96.6	0	0	0
W1604	2	83.1	0	0	0
W1608	3	96.6	0	0	0
W1704	2	83.1	0	0	0
W1708	3	96.6	0	0	0
W1804	2	83.1	0	0	0
W1808	3	96.6	0	0	0
W1904	2	83.1	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)
W1004	2	83.1	0	0	0
W1008	3	96.6	0	0	0
W108	1	50.7	0	0	0
W1102	1	60.5	0	0	0
W1106	3	104.1	0	0	0
W1201	1	59.6	0	0	0
W1205	1	50.4	0	0	0
W1301	1	59.6	0	0	0
W1305	1	50.4	0	0	0
W1401	1	59.6	0	0	0
W1405	1	50.4	0	0	0
W1501	1	59.6	0	0	0
W1505	1	50.4	0	0	0
W1601	1	59.6	0	0	0
W1605	1	50.4	0	0	0
W1701	1	59.6	0	0	0
W1705	1	50.4	0	0	0
W1801	1	59.6	0	0	0
W1805	1	50.4	0	0	0
W1901	1	59.6	0	0	0
W1905	1	50.4	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)
W1906	3	104.1	0	0	0
W2002	1	58.6	0	0	0
W2006	2	87.8	0	0	0
W202	1	48.4	0	0	0
W206	1	52	0	0	0
W2102	1	58.6	0	0	0
W2106	2	87.8	0	0	0
W2202	1	58.6	0	0	0
W2206	2	87.8	0	0	0
W2302	1	58.6	0	0	0
W2306	2	87.8	0	0	0
W2402	2	89.4	0	0	0
W2406	2	95.2	0	0	0
W2503	2	89.4	0	0	0
W2507	3	105.9	0	0	0
W2604	3	125.4	0	0	0
W2701	1	66.1	0	0	0
W2705	3	123	0	0	0
W2802	2	89.4	0	0	0
W2806	2	95.2	0	0	0
W2903	2	89.4	0	0	0
W2907	3	105.9	0	0	0
W3004	3	125.4	0	0	0
W301	1	50.2	0	0	0
W305	3	98.8	0	0	0
W3101	1	66.1	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)
W1907	2	77.5	0	0	0
W2003	2	87.8	0	0	0
W2007	1	58.6	0	0	0
W203	1	53	0	0	0
W207	1	54	0	0	0
W2103	2	87.8	0	0	0
W2107	1	58.6	0	0	0
W2203	2	87.8	0	0	0
W2207	1	58.6	0	0	0
W2303	2	87.8	0	0	0
W2307	1	58.6	0	0	0
W2403	2	89.4	0	0	0
W2407	3	105.9	0	0	0
W2504	3	125.4	0	0	0
W2601	1	66.1	0	0	0
W2605	3	123	0	0	0
W2702	2	89.4	0	0	0
W2706	2	95.2	0	0	0
W2803	2	89.4	0	0	0
W2807	3	105.9	0	0	0
W2904	3	125.4	0	0	0
W3001	1	66.1	0	0	0
W3005	3	123	0	0	0
W302	1	48.4	0	0	0
W306	1	52	0	0	0
W3102	2	89.4	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)
W1908	3	96.6	0	0	0
W2004	2	81.3	0	0	0
W2008	1	48.9	0	0	0
W204	1	50.7	0	0	0
W208	1	49.7	0	0	0
W2104	2	81.3	0	0	0
W2108	1	48.9	0	0	0
W2204	2	81.3	0	0	0
W2208	1	48.9	0	0	0
W2304	2	81.3	0	0	0
W2308	1	48.9	0	0	0
W2404	3	125.4	0	0	0
W2501	1	66.1	0	0	0
W2505	3	123	0	0	0
W2602	2	89.4	0	0	0
W2606	2	95.2	0	0	0
W2703	2	89.4	0	0	0
W2707	3	105.9	0	0	0
W2804	3	125.4	0	0	0
W2901	1	66.1	0	0	0
W2905	3	123	0	0	0
W3002	2	89.4	0	0	0
W3006	2	95.2	0	0	0
W303	1	53	0	0	0
W307	1	54	0	0	0
W3103	2	89.4	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)
W2001	1	48.9	0	0	0
W2005	1	71.3	0	0	0
W201	1	50.2	0	0	0
W205	3	98.8	0	0	0
W2101	1	48.9	0	0	0
W2105	1	71.3	0	0	0
W2201	1	48.9	0	0	0
W2205	1	71.3	0	0	0
W2301	1	48.9	0	0	0
W2305	1	71.3	0	0	0
W2401	1	66.1	0	0	0
W2405	3	123	0	0	0
W2502	2	89.4	0	0	0
W2506	2	95.2	0	0	0
W2603	2	89.4	0	0	0
W2607	3	105.9	0	0	0
W2704	3	125.4	0	0	0
W2801	1	66.1	0	0	0
W2805	3	123	0	0	0
W2902	2	89.4	0	0	0
W2906	2	95.2	0	0	0
W3003	2	89.4	0	0	0
W3007	3	105.9	0	0	0
W304	1	50.7	0	0	0
W308	1	49.7	0	0	0
W3104	3	125.4	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)
W3105	3	123	0	0	0
W3203	2	89.4	0	0	0
W3207	3	105.9	0	0	0
W3304	3	125.4	0	0	0
W3401	1	66.1	0	0	0
W3405	3	123	0	0	0
W3502	2	89.4	0	0	0
W3506	2	95.2	0	0	0
W3603	2	89.4	0	0	0
W3607	3	105.9	0	0	0
W3704	3	125.4	0	0	0
W3801	1	66.1	0	0	0
W3805	3	123	0	0	0
W3902	2	89.4	0	0	0
W3906	2	95.2	0	0	0
W4003	2	89.4	0	0	0
W4007	3	105.9	0	0	0
W404	2	77.5	0	0	0
W4103	2	87.8	0	0	0
W4107	1	58.6	0	0	0
W4203	2	87.8	0	0	0
W4207	1	58.6	0	0	0
W4303	2	87.8	0	0	0
W4307	1	58.6	0	0	0
W4403	2	87.8	0	0	0
W4407	1	58.6	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)
W3106	3	120	0	0	0
W3204	3	125.4	0	0	0
W3301	1	66.1	0	0	0
W3305	3	123	0	0	0
W3402	2	89.4	0	0	0
W3406	2	95.2	0	0	0
W3503	2	89.4	0	0	0
W3507	3	105.9	0	0	0
W3604	3	125.4	0	0	0
W3701	1	66.1	0	0	0
W3705	3	123	0	0	0
W3802	2	89.4	0	0	0
W3806	2	95.2	0	0	0
W3903	2	89.4	0	0	0
W3907	3	105.9	0	0	0
W4004	3	125.4	0	0	0
W401	2	83.1	0	0	0
W405	3	96.6	0	0	0
W4104	2	81.3	0	0	0
W4108	1	48.9	0	0	0
W4204	2	81.3	0	0	0
W4208	1	48.9	0	0	0
W4304	2	81.3	0	0	0
W4308	1	48.9	0	0	0
W4404	2	81.3	0	0	0
W4408	1	48.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
W3201	1	66.1	0	0	0
W3205	3	123	0	0	0
W3302	2	89.4	0	0	0
W3306	2	95.2	0	0	0
W3403	2	89.4	0	0	0
W3407	3	105.9	0	0	0
W3504	3	125.4	0	0	0
W3601	1	66.1	0	0	0
W3605	3	123	0	0	0
W3702	2	89.4	0	0	0
W3706	2	95.2	0	0	0
W3803	2	89.4	0	0	0
W3807	3	105.9	0	0	0
W3904	3	125.4	0	0	0
W4001	1	66.1	0	0	0
W4005	3	123	0	0	0
W402	1	57.2	0	0	0
W4101	1	48.9	0	0	0
W4105	1	71.3	0	0	0
W4201	1	48.9	0	0	0
W4205	1	71.3	0	0	0
W4301	1	48.9	0	0	0
W4305	1	71.3	0	0	0
W4401	1	48.9	0	0	0
W4405	1	71.3	0	0	0
W4501	3	137.6	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)
W3202	2	89.4	0	0	0
W3206	2	95.2	0	0	0
W3303	2	89.4	0	0	0
W3307	3	105.9	0	0	0
W3404	3	125.4	0	0	0
W3501	1	66.1	0	0	0
W3505	3	123	0	0	0
W3602	2	89.4	0	0	0
W3606	2	95.2	0	0	0
W3703	2	89.4	0	0	0
W3707	3	105.9	0	0	0
W3804	3	125.4	0	0	0
W3901	1	66.1	0	0	0
W3905	3	123	0	0	0
W4002	2	89.4	0	0	0
W4006	2	95.2	0	0	0
W403	3	104.1	0	0	0
W4102	1	58.6	0	0	0
W4106	2	87.8	0	0	0
W4202	1	58.6	0	0	0
W4206	2	87.8	0	0	0
W4302	1	58.6	0	0	0
W4306	2	87.8	0	0	0
W4402	1	58.6	0	0	0
W4406	2	87.8	0	0	0
W4502	2	84	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
W4503	2	101.6	0	0	0
W4601	3	137.6	0	0	0
W4605	3	133.4	0	0	0
W4703	2	101.6	0	0	0
W4801	3	137.6	0	0	0
W4805	3	133.4	0	0	0
W4903	2	101.6	0	0	0
W5001	3	137.6	0	0	0
W5005	3	133.4	0	0	0
W503	1	50.9	0	0	0
W507	2	77.5	0	0	0
W5103	3	111	0	0	0
W5201	3	137.6	0	0	0
W5205	3	133.4	0	0	0
W5303	3	111	0	0	0
W5401	3	137.6	0	0	0
W5405	3	133.4	0	0	0
W5503	3	111	0	0	0
W5601	3	137.6	0	0	0
W5605	3	133.4	0	0	0
W5703	3	111	0	0	0
W5801	3	130.2	0	0	0
W5805	4+	150	0	0	0
W5904	4+	142.9	0	0	0
W6003	4+	205.2	0	0	0
W603	1	50.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
W4504	3	145.3	0	0	0
W4602	2	84	0	0	0
W4606	3	126.3	0	0	0
W4704	3	145.3	0	0	0
W4802	2	84	0	0	0
W4806	3	126.3	0	0	0
W4904	3	145.3	0	0	0
W5002	2	84	0	0	0
W5006	3	126.3	0	0	0
W504	2	83.1	0	0	0
W508	3	96.6	0	0	0
W5104	3	145.3	0	0	0
W5202	2	84	0	0	0
W5206	3	126.3	0	0	0
W5304	3	145.3	0	0	0
W5402	2	84	0	0	0
W5406	3	126.3	0	0	0
W5504	3	145.3	0	0	0
W5602	2	84	0	0	0
W5606	3	126.3	0	0	0
W5704	3	145.3	0	0	0
W5802	4+	149	0	0	0
W5901	3	130.2	0	0	0
W5905	4+	150	0	0	0
W6004	4+	207.5	0	0	0
W604	2	83.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
W4505	3	133.4	0	0	0
W4603	2	101.6	0	0	0
W4701	3	137.6	0	0	0
W4705	3	133.4	0	0	0
W4803	2	101.6	0	0	0
W4901	3	137.6	0	0	0
W4905	3	133.4	0	0	0
W5003	2	101.6	0	0	0
W501	1	59.6	0	0	0
W505	1	50.4	0	0	0
W5101	3	137.6	0	0	0
W5105	3	133.4	0	0	0
W5203	3	111	0	0	0
W5301	3	137.6	0	0	0
W5305	3	133.4	0	0	0
W5403	3	111	0	0	0
W5501	3	137.6	0	0	0
W5505	3	133.4	0	0	0
W5603	3	111	0	0	0
W5701	3	137.6	0	0	0
W5705	3	133.4	0	0	0
W5803	4+	147.7	0	0	0
W5902	4+	149	0	0	0
W6001	3	169.8	0	0	0
W601	1	59.6	0	0	0
W605	1	50.4	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)
W4506	3	126.3	0	0	0
W4604	3	145.3	0	0	0
W4702	2	84	0	0	0
W4706	3	126.3	0	0	0
W4804	3	145.3	0	0	0
W4902	2	84	0	0	0
W4906	3	126.3	0	0	0
W5004	3	145.3	0	0	0
W502	1	60.5	0	0	0
W506	3	104.1	0	0	0
W5102	2	84	0	0	0
W5106	3	126.3	0	0	0
W5204	3	145.3	0	0	0
W5302	2	84	0	0	0
W5306	3	126.3	0	0	0
W5404	3	145.3	0	0	0
W5502	2	84	0	0	0
W5506	3	126.3	0	0	0
W5604	3	145.3	0	0	0
W5702	2	84	0	0	0
W5706	3	126.3	0	0	0
W5804	4+	142.9	0	0	0
W5903	4+	147.7	0	0	0
W6002	4+	184.4	0	0	0
W602	1	60.5	0	0	0
W606	3	104.1	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)
W607	2	77.5	0	0	0
W703	1	50.9	0	0	0
W707	2	77.5	0	0	0
W803	1	50.9	0	0	0
W807	2	77.5	0	0	0
W903	1	50.9	0	0	0
W907	2	77.5	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)
W608	3	96.6	0	0	0
W704	2	83.1	0	0	0
W708	3	96.6	0	0	0
W804	2	83.1	0	0	0
W808	3	96.6	0	0	0
W904	2	83.1	0	0	0
W908	3	96.6	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)
W701	1	59.6	0	0	0
W705	1	50.4	0	0	0
W801	1	59.6	0	0	0
W805	1	50.4	0	0	0
W901	1	59.6	0	0	0
W905	1	50.4	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)
W702	1	60.5	0	0	0
W706	3	104.1	0	0	0
W802	1	60.5	0	0	0
W806	3	104.1	0	0	0
W902	1	60.5	0	0	0
W906	3	104.1	0	0	0

Multi-dwelling houses

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)
W001	2	76.4	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)
W002	2	76.4	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)
W003	2	76.4	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)
W004	2	76.4	0	0	0

Description of project

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

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Underground Car Park (Combined)	9177.7
Garbage room (Combined)	496.1
Staircase (Combined)	1761.6
Lift bank (No. 1)	-

Common area	Floor area (m²)
Above ground Car Park (Combined)	2177.3
Substation (Combined)	144.6
Ground floor lobby (Combined)	244.8
Lift bank (No. 2)	-

Common area	Floor area (m²)
Fire/Switch room (Combined)	394.9
Service room (Combined)	373
Other lobby Mech Ventilation (Combined)	4134.4

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building 2_Waterloo

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

3. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be 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 2_Waterloo

(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	38585.3	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard, frame: light steel frame	6996.5	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	48320.3	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	958	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	15114.5	-	15114.5	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	4 star	4 star	-	-	-	-	-	-	-

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

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

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

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

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4 star	9.0 star	yes	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)
W1001	26.5	10.0	36.500
W1002	13.3	7.1	20.400
W1003	9.5	10.3	19.800
W1004	7.9	12.5	20.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W1005	7.6	15.1	22.700
W1006	20.3	9.3	29.600
W1007	20.4	6.5	26.900
W1008	29.0	7.6	36.600
W105	1.2	19.1	20.300
W106	0.6	20.2	20.800
W107	1.8	11.1	12.900
W108	1.7	14.6	16.300
W109	9.1	17.0	26.100
W1101	26.6	9.9	36.500
W1102	13.4	7.2	20.600
W1103	9.6	10.2	19.800
W1104	8.0	12.4	20.400
W1105	7.7	15.1	22.800
W1106	20.4	9.3	29.700
W1107	20.5	6.5	27.000
W1108	29.1	7.7	36.800
W111	15.9	7.9	23.800
W1201	27.0	9.8	36.800
W1202	13.7	7.3	21.000
W1203	9.8	10.2	20.000
W1204	8.2	12.4	20.600
W1205	7.7	15.2	22.900
W1206	20.7	9.1	29.800
W1207	20.8	6.4	27.200
W1208	29.4	7.5	36.900
W1301	27.1	9.9	37.000
W1302	13.8	7.3	21.100
W1303	9.9	10.1	20.000
W1304	8.2	12.1	20.300
W1307	20.9	6.4	27.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W1308	29.5	7.6	37.100
W1401	27.3	9.8	37.100
W1402	14.0	7.2	21.200
W1403	10.0	10.4	20.400
W1404	8.3	12.0	20.300
W1407	21.1	6.5	27.600
W1408	29.6	7.5	37.100
W1501	27.4	9.8	37.200
W1502	14.1	7.2	21.300
W1503	10.1	10.4	20.500
W1504	8.3	11.8	20.100
W1505	7.9	15.1	23.000
W1506	20.9	9.0	29.900
W1507	21.2	6.3	27.500
W1508	29.7	7.5	37.200
W1601	27.6	9.8	37.400
W1602	14.2	7.1	21.300
W1603	10.3	10.4	20.700
W1604	8.4	11.6	20.000
W1605	8.0	15.1	23.100
W1607	21.3	6.5	27.800
W1608	29.9	7.5	37.400
W1701	27.7	9.8	37.500
W1702	14.4	7.1	21.500
W1703	10.4	10.4	20.800
W1704	8.5	11.9	20.400
W1705	8.1	14.9	23.000
W1706	21.1	9.1	30.200
W1707	21.4	6.5	27.900
W1708	30.0	7.5	37.500
W1801	27.9	9.6	37.500

	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)
W1802	14.5	7.1	21.600
W1803	10.5	9.8	20.300
W1804	8.5	11.7	20.200
W1805	8.2	15.0	23.200
W1807	21.6	6.5	28.100
W1808	30.1	7.5	37.600
W1901	22.9	6.4	29.300
W1902	10.7	4.2	14.900
W1903	10.4	8.8	19.200
W1904	9.2	9.8	19.000
W1905	7.1	12.7	19.800
W1906	23.3	8.2	31.500
W1907	24.4	5.0	29.400
W1908	30.6	7.2	37.800
W2001	19.5	16.5	36.000
W2003	6.8	19.4	26.200
W2004	5.0	13.9	18.900
W2005	9.0	20.8	29.800
W2006	22.1	13.3	35.400
W2007	19.9	10.4	30.300
W2008	24.0	12.1	36.100
W201	15.5	3.2	18.700
W202	2.4	12.8	15.200
W203	2.2	10.7	12.900
W204	1.9	14.3	16.200
W205	9.5	14.7	24.200
W206	13.7	12.3	26.000
W207	11.1	9.5	20.600
W208	23.8	7.2	31.000
W2101	19.6	16.6	36.200
W2103	6.4	19.8	26.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W2104	5.1	14.0	19.100
W2105	9.1	20.7	29.800
W2106	21.8	13.4	35.200
W2107	20.1	10.4	30.500
W2108	24.2	12.2	36.400
W2201	19.8	16.8	36.600
W2202	6.3	19.1	25.400
W2203	6.5	19.4	25.900
W2204	5.2	13.9	19.100
W2205	9.1	20.2	29.300
W2206	21.9	13.5	35.400
W2207	20.2	10.3	30.500
W2208	24.3	12.1	36.400
W2301	20.0	16.3	36.300
W2302	7.7	14.4	22.100
W2303	6.4	17.3	23.700
W2304	5.0	13.0	18.000
W2305	9.2	19.9	29.100
W2306	22.9	12.5	35.400
W2307	20.4	10.3	30.700
W2308	24.5	12.1	36.600
W2401	16.1	16.4	32.500
W2402	5.4	14.8	20.200
W2403	5.6	14.2	19.800
W2405	18.3	10.2	28.500
W2406	24.1	12.0	36.100
W2407	27.9	9.0	36.900
W2501	16.3	16.0	32.300
W2505	15.9	11.3	27.200
W2506	16.2	15.0	31.200
W2507	25.5	9.2	34.700

	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)
W2601	16.5	16.2	32.700
W2605	15.8	11.2	27.000
W2606	16.2	4.9	21.100
W2607	25.5	9.4	34.900
W2701	16.6	16.2	32.800
W2702	5.2	14.8	20.000
W2703	5.4	13.8	19.200
W2704	6.4	12.7	19.100
W2705	16.0	11.4	27.400
W2706	16.3	14.9	31.200
W2707	25.6	9.3	34.900
W2801	16.6	15.9	32.500
W2802	5.2	14.7	19.900
W2803	5.5	13.9	19.400
W2804	6.5	12.5	19.000
W2805	16.1	11.5	27.600
W2806	16.5	14.8	31.300
W2807	25.8	9.3	35.100
W2901	16.6	16.1	32.700
W2902	5.2	14.6	19.800
W2904	6.4	12.6	19.000
W2905	16.1	11.3	27.400
W2906	16.5	14.7	31.200
W2907	22.2	6.6	28.800
W3001	16.8	16.4	33.200
W3002	5.1	14.6	19.700
W3004	6.5	12.7	19.200
W3005	16.1	11.4	27.500
W3006	22.6	12.1	34.700
W3007	25.9	9.1	35.000
W301	5.1	11.1	16.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W302	5.2	10.1	15.300
W303	5.8	8.1	13.900
W304	3.3	11.2	14.500
W305	12.8	10.7	23.500
W306	22.6	8.3	30.900
W307	14.8	8.8	23.600
W308	25.4	7.2	32.600
W3101	17.1	16.6	33.700
W3104	6.6	12.4	19.000
W3106	16.7	14.7	31.400
W3201	16.9	15.8	32.700
W3203	5.6	13.5	19.100
W3204	6.6	12.6	19.200
W3205	16.2	11.4	27.600
W3206	16.7	14.6	31.300
W3207	25.7	9.7	35.400
W3301	17.1	15.6	32.700
W3302	5.3	14.4	19.700
W3306	16.8	14.7	31.500
W3307	25.8	9.7	35.500
W3401	16.9	15.6	32.500
W3402	5.4	14.3	19.700
W3404	6.6	12.3	18.900
W3405	16.3	11.3	27.600
W3406	17.0	14.6	31.600
W3407	25.9	9.6	35.500
W3501	17.4	16.3	33.700
W3502	5.4	14.0	19.400
W3503	5.7	13.4	19.100
W3504	6.6	12.2	18.800
W3505	16.3	11.5	27.800

	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)
W3506	17.0	14.5	31.500
W3507	25.9	9.7	35.600
W3601	17.2	16.1	33.300
W3604	6.7	12.7	19.400
W3606	17.1	14.5	31.600
W3701	17.4	15.9	33.300
W3703	5.7	13.6	19.300
W3704	6.7	12.1	18.800
W3706	17.1	14.3	31.400
W3801	17.6	16.3	33.900
W3803	5.8	13.6	19.400
W3804	6.8	12.7	19.500
W3805	16.5	11.5	28.000
W3807	26.2	9.8	36.000
W3901	17.6	15.6	33.200
W3903	5.8	13.5	19.300
W3904	6.8	12.4	19.200
W3905	16.5	11.6	28.100
W3907	26.2	9.4	35.600
W4001	13.7	10.5	24.200
W4002	7.4	11.6	19.000
W4003	7.5	11.2	18.700
W4004	8.0	10.5	18.500
W4005	19.6	9.7	29.300
W4006	23.4	11.4	34.800
W4007	22.4	7.0	29.400
W401	6.5	13.3	19.800
W402	3.2	18.1	21.300
W403	18.1	10.6	28.700
W404	17.1	7.4	24.500
W405	29.1	7.1	36.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W4101	21.4	15.7	37.100
W4102	7.5	16.8	24.300
W4105	10.0	18.1	28.100
W4106	24.1	12.7	36.800
W4107	21.9	9.9	31.800
W4108	25.9	11.6	37.500
W4201	21.5	15.7	37.200
W4204	5.9	13.2	19.100
W4205	10.1	18.3	28.400
W4208	26.0	11.5	37.500
W4301	21.5	15.8	37.300
W4303	7.5	17.8	25.300
W4305	10.2	18.7	28.900
W4308	26.0	11.6	37.600
W4401	21.5	15.6	37.100
W4402	7.6	16.6	24.200
W4403	7.5	16.1	23.600
W4404	6.0	13.1	19.100
W4405	10.3	18.0	28.300
W4406	24.1	12.3	36.400
W4407	22.2	10.0	32.200
W4408	26.1	11.6	37.700
W4501	27.9	9.9	37.800
W4502	6.1	18.5	24.600
W4503	6.3	15.1	21.400
W4504	13.8	11.3	25.100
W4505	15.5	12.1	27.600
W4506	20.4	12.4	32.800
W4601	26.4	10.1	36.500
W4603	5.9	15.1	21.000
W4605	13.6	13.4	27.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W4606	18.7	12.9	31.600
W4701	26.2	10.0	36.200
W4703	5.7	15.1	20.800
W4705	13.6	13.3	26.900
W4706	18.7	12.8	31.500
W4801	26.0	10.3	36.300
W4803	6.0	14.9	20.900
W4805	13.6	13.1	26.700
W4806	18.8	12.7	31.500
W4901	25.6	10.5	36.100
W4903	5.8	14.8	20.600
W4904	12.9	11.5	24.400
W4905	13.6	13.2	26.800
W4906	18.8	12.8	31.600
W5001	25.3	11.0	36.300
W5003	7.5	13.0	20.500
W5004	13.0	11.4	24.400
W501	23.1	11.6	34.700
W502	10.5	7.7	18.200
W503	7.3	10.9	18.200
W504	6.4	14.4	20.800
W505	5.9	15.6	21.500
W506	18.0	10.4	28.400
W507	17.2	7.1	24.300
W508	28.4	7.1	35.500
W5101	24.7	11.5	36.200
W5103	6.9	16.5	23.400
W5201	24.2	11.5	35.700
W5202	5.7	18.3	24.000
W5205	13.9	13.1	27.000
W5301	24.2	11.4	35.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W5401	23.0	12.6	35.600
W5403	6.9	16.6	23.500
W5406	19.0	12.6	31.600
W5505	14.0	12.9	26.900
W5603	7.0	16.6	23.600
W5605	14.0	13.0	27.000
W5701	23.3	12.7	36.000
W5702	6.1	17.5	23.600
W5704	13.5	11.0	24.500
W5705	14.1	12.8	26.900
W5706	19.6	12.3	31.900
W5802	6.4	11.6	18.000
W5803	9.0	10.3	19.300
W5804	18.4	11.8	30.200
W5805	24.6	11.9	36.500
W5902	6.4	11.3	17.700
W5903	8.9	10.3	19.200
W5904	18.6	11.5	30.100
W5905	24.7	11.7	36.400
W6001	25.6	10.9	36.500
W6002	6.5	14.2	20.700
W6003	18.3	9.3	27.600
W6004	25.4	7.5	32.900
W601	23.5	11.3	34.800
W602	10.7	7.8	18.500
W603	7.5	11.0	18.500
W604	6.6	14.5	21.100
W605	6.0	15.7	21.700
W607	17.5	7.4	24.900
W608	28.7	7.2	35.900
W701	23.8	11.0	34.800

	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)
W702	11.1	7.4	18.500
W703	7.7	10.7	18.400
W704	6.8	14.4	21.200
W705	6.3	14.7	21.000
W706	18.8	10.3	29.100
W707	18.0	7.0	25.000
W708	29.2	7.2	36.400
W801	26.0	10.0	36.000
W802	12.9	7.2	20.100
W803	9.2	10.0	19.200
W804	7.7	12.8	20.500
W805	7.4	15.1	22.500
W806	19.9	9.4	29.300
W807	19.9	6.5	26.400
W808	28.5	7.7	36.200
W901	26.2	9.9	36.100
W902	13.1	7.2	20.300
W903	9.3	10.1	19.400
W904	7.7	12.3	20.000
W905	7.2	15.1	22.300
W906	20.0	9.4	29.400
W907	20.1	6.5	26.600
W908	28.7	7.6	36.300
W110, W606	18.4	10.3	28.700
W1305, W1405	7.9	15.0	22.900
W1306, W1406	20.8	9.0	29.800
W1606, W1806	21.1	9.2	30.300
W2002, W2102	6.2	19.1	25.300
W2404, W3304	6.6	12.5	19.100
W2502, W2602	5.0	15.0	20.000
W2503, W2603	5.3	14.0	19.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W2504, W2604	6.3	12.6	18.900
W2903, W3003	5.5	13.8	19.300
W3102, W3202	5.2	14.4	19.600
W3103, W3303	5.6	13.6	19.200
W3105, W3305	16.2	11.3	27.500
W3403, W3603	5.7	13.5	19.200
W3602, W3702	5.5	14.1	19.600
W3605, W3705	16.4	11.5	27.900
W3607, W3707	26.0	9.4	35.400
W3802, W3902	5.6	14.0	19.600
W3806, W3906	17.2	14.2	31.400
W4103, W4203	7.4	17.8	25.200
W4104, W4304	5.9	12.9	18.800
W4202, W4302	7.5	16.7	24.200
W4206, W4306	23.6	12.9	36.500
W4207, W4307	22.0	9.9	31.900
W4602, W4702	5.5	18.4	23.900
W4802, W5102	5.6	18.2	23.800
W4902, W5002	5.6	18.3	23.900
W5005, W5105	13.8	13.2	27.000
W5006, W5106	18.9	12.8	31.700
W5203, W5303	6.9	16.7	23.600
W5206, W5306	19.0	12.7	31.700
W5302, W5402	5.7	18.2	23.900
W5305, W5405	13.9	13.0	26.900
W5501, W5601	23.2	12.7	35.900
W5502, W5602	5.8	18.2	24.000
W5503, W5703	7.0	16.7	23.700
W5506, W5606	19.2	12.6	31.800
W5801, W5901	17.3	11.3	28.600
W4604, W4704, W4804	12.9	11.4	24.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
W5104, W5504, W5604	13.1	11.5	24.600
All other dwellings	13.1	11.6	24.700

(c) Common areas and central systems/facilities

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

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

(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.	✓	✓	✓

2. Commitments for multi-dwelling housing

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	4 star	4 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

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

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4 star	9.0 star	yes	no

Dwelling no.	Alternative energy		
	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(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.			
(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)
W001	16.10	12	28.100
W003	14.70	12.3	27.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
All other dwellings	13.5	16.3	29.800

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All dwellings	-	-	42	-	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	-	-	-	conventional slab	concrete - suspended	42	polyurethane	-	-	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Low emissions option	Dematerialisation
All dwellings	-	-	-	concrete - suspended	-	-	-	0	-	-	conventional slab

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
All dwellings	concrete panel/ plasterboard, frame : light steel frame	74.2	fibreglass batts or roll	-	-	-	-	-

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
All dwellings	-	-	-	plasterboard, frame: light steel frame	57.9	-	-	-	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
All dwellings	-	-	Ceiling:;,Roof:	-	-	Ceiling:;,Roof:	concrete - plasterboard internal	34.4	Ceiling:fibreglass batts or roll,Roof: none

	Glazing type			Frame types				
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
All dwellings	-	35.3	-	35.3	-	-	-	-

3. Commitments for single dwelling houses

(a) Dwellings

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

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

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

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	18904.4	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard,frame:light steel frame	2000	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	2000	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	100	-	fibreglass batts or roll

Glazing types**Frame types**

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	500	-	500	-	-	-	-

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
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.		✓	✓
(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
Underground Car Park (Combined)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Above ground Car Park (Combined)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Fire/Switch room (Combined)	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Garbage room (Combined)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	yes
Substation (Combined)	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Service room (Combined)	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Staircase (Combined)	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Ground floor lobby (Combined)	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with daylight sensor	yes
Other lobby Mech Ventilation (Combined)	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with daylight sensor	yes
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 39 number of levels from the bottom of the lift shaft to the top of the lift shaft: 68 number of lifts: 3 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 40 number of levels from the bottom of the lift shaft to the top of the lift shaft: 68 number of lifts: 3 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
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: $3.5 < \text{COP} \leq 4.0$
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 0 peak kW

Central energy systems	Type	Specification
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

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

Legend

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