



efficient
LIVING

NatHERS and BASIX Assessment



Millimetre Consulting Proposed Residential Development

To be built at 5-9 Nulla Nulla St and 4-6 Ku-ring-gai Ave, Turramurra, 2074 NSW

| Issue | File Ref | Description | Author | Date |
|-------|----------|--|----------|------------|
| A | 2502047 | NatHERS and BASIX Assessment – Draft | SS/LP/AR | 21/10/25 |
| B | 2502047 | NatHERS and BASIX Assessment | SS/AA/LP | 04/11/25 |
| C | 2502047 | NatHERS and BASIX Assessment Update – BASIX AC inclusions only | LP | 06/11/25 |
| D | 2502047 | Address correction in report and NatHERS certificate | AR/LP | 24/11/2025 |

This report has been prepared by Efficient Living Pty Ltd on behalf of our client Millimetre Consulting. 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.



Sustainable Building Consultants

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Introduction

Efficient Living has investigated the estimated thermal comfort, water and energy usage of the proposed development to be built at and 5-9 Nulla Nulla St and 4-6 Ku-ring-gai Ave, Turramurra.

Heating and cooling loads for the development have been determined using Hero v4.1 thermal comfort simulation software. The report is based on the architectural drawings provided by Millimetre Consulting. For further details refer to the individual BASIX Certificate(s) and Efficient Living's inclusions summary respectively.

This report is based on the floor plans, elevations and sections prepared by PMDL received on 31/10/2025.

Analysis

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

BASIX requires a minimum target of 40% for the water section, a pass or fail for the thermal comfort section, and a minimum required target of 60% for the energy section.

Water

The proposed Development has achieved the BASIX Water Target of 40%.

The water usage of the development is calculated based on the number and efficiency of permanent fixtures and appliances such as taps, showerheads and toilet, the dishwasher and clothes washing machine.

The size of the rainwater tank and number of connections may have a significant impact on your water score as does the area of gardens and lawns whether or not low water plant species are incorporated.

Thermal Comfort

Thermal Comfort targets are set by the Department of Planning in the form of heating and cooling caps. The buildings thermal physics are measured using Hero v4.1 Thermal Comfort Simulation Software. 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).

Each unit has individual heating and cooling caps applied. Accompanying these individual caps are average heating and cooling caps applied to the whole development. The average caps are lower, or harder to comply with than the individual unit caps.



Energy

The proposed development has achieved the Energy target of 60% to pass this section.

The energy usage of the development is calculated based on the efficiency of fixed appliances that will be used. This includes the air-conditioning system, hot water system, lighting, exhaust fans, cook top, oven, and clothes drying facilities.

Materials

The proposed development has achieved a Materials score of 100%.

Inclusions Summary

The inclusions as outlined below have been incorporated in each unit to allow them to reach their environmental sustainability targets.

Glazing Doors/Windows

Group A – awning

U-value: 3.20 (equal to or lower than) SHGC: 0.46 (±5%)

Group B – sliding doors/windows

U-value: 3.20 (equal to or lower than) SHGC: 0.49 (±5%)

Group B – fixed glazing

U-value: 3.20 (equal to or lower than) SHGC: 0.49 (±5%)

Upgrade 1 applied as per thermal comfort upgrades table:

Group A – awning

U-value: 2.93 (equal to or lower than) SHGC: 0.45 (±5%)

Group B – sliding doors/windows

U-value: 2.49 (equal to or lower than) SHGC: 0.51 (±5%)

Group B – fixed glazing

U-value: 2.49 (equal to or lower than) SHGC: 0.49 (±5%)

Upgrade 2 applied as per thermal comfort upgrades table:

Group A – awning

U-value: 2.44 (equal to or lower than) SHGC: 0.38 (±5%)

Group B – sliding doors/windows

U-value: 2.47 (equal to or lower than) SHGC: 0.38 (±5%)

Group B – fixed glazing

U-value: 2.49 (equal to or lower than) SHGC: 0.37 (±5%)



Upgrade 3 applied as per thermal comfort upgrades table:

Group A – awning

U-value: 1.75 (equal to or lower than) SHGC: 0.51 ($\pm 5\%$)

Group B – sliding doors/windows

U-value: 1.99 (equal to or lower than) SHGC: 0.50 ($\pm 5\%$)

Group B – fixed glazing

U-value: 1.98 (equal to or lower than) SHGC: 0.51 ($\pm 5\%$)

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

Window frame Colour

Medium ($0.475 < SA < 0.7$)

Roof and ceiling

200mm Concrete roof plasterboard ceiling with R2.5 insulation (insulation only value) to soffit of concrete where roof or balcony is over

200mm Concrete with plasterboard ceiling, no insulation where neighbouring units are above

Upgrade applied as per thermal comfort upgrades table:

200mm Concrete roof plasterboard ceiling with R4.6 ceiling insulation where roof or balcony is above

200mm Concrete roof plasterboard ceiling with R6.0 ceiling insulation where roof or balcony is above

External Colour

Light ($SA < 0.475$)

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 5.0m². Once lighting plan has been developed NatHERS certificate can be updated to improve specification.

Ceiling Fans

1300mm ceiling fans to bedrooms and 1500mm to Kitchen/Living

Upgrade applied as per thermal comfort upgrades table:

2x 1500mm to Kitchen/Living to units AL1U7 and AL8U1

External Walls

Concrete walls on metal framed walls with R2.5 insulation (insulation only value)

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

Thermal bridging applied as per NCC 2022 requirements.

External Colour

Default colour medium modelled ($0.475 < SA < 0.7$)



Inter-tenancy walls

75mm Hebel Power Panel with metal frames to walls adjacent to neighbours, no insulation required

75mm Hebel Power Panel with metal frames to walls adjacent to hallways with a minimum R1.5 insulation (insulation only value)

Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required

Walls within dwellings

Plasterboard on studs – no insulation

Floors

Concrete with a minimum R2.0 subfloor insulation (insulation only value) required to units with carpark below

Concrete with a minimum R2.0 subfloor insulation (insulation only value) required where part open subfloor is below

Concrete between levels, no insulation required

Upgrade applied as per thermal comfort upgrades table:

Concrete with a minimum R4.0 subfloor insulation (insulation only value) required to units with carpark below to Unit AL1U7

Floor coverings

Carpet to bedrooms, tiles to wet areas, timber elsewhere

External Shading

Shading as per stamped documentation

Fixed exterior vertical screens as per plans and elevations which provide 80% shading

BASIX water inclusions

Score 40/40

Fixtures within units

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

Toilets: 4 star

Kitchen taps: 5 star

Bathroom vanity taps: 5 star

Fixtures within common areas

Toilets: 4 star

Taps: 5 star



Appliances within units

Clothes washers: not specified

Dishwashers: 4.0 stars

Central rainwater storage

10,000L rainwater tank collecting from 1,300m² roof area

Rainwater reuse for irrigation of 2,700m² common landscape area

Fire sprinkler test water

Three sprinkler systems nominated in BASIX: one for basement levels, one for apartment levels for each tower

All systems: Fire sprinkler test water must be contained in a closed loop system (tank required).

Indigenous and low water use species

Minimum of 420m² indigenous / low water use species planting within common area landscaping

BASIX Energy Inclusions

Score 63/60

Hot water system

Central electric heat pump – air sourced with unit efficiency of $2.5 < COP \leq 3.0$ and 0.6 (~25mm) insulation to ring main and supply risers

Lift motors

All lifts to have gearless traction with VVVF motor with lift load capacity of $\geq 1001\text{kg}$ but $\leq 1500\text{kg}$

Appliances and other efficiency measures within units

Induction cooktop & electric oven

Dishwashers: 3.0 star

Clothes dryers: 2.0 star

Heating and cooling within units

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

A minimum efficiency of EER 3.5 – 4.0 is required for cooling; and

A minimum efficiency of EER > 4.0 is required for heating

Artificial lighting within units

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



Ventilation within units

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

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

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

Ventilation to common areas

Car park area – Supply and exhaust air with a carbon monoxide monitor & VSD fan

Garbage rooms – Exhaust air only, running continuously

Communal open space – No mechanical ventilation

Plant / service rooms – Supply air only, running continuously

Storage, bicycle parking & cleaners – Supply air only, time clock or BMS controlled.

Ground floor lobbies and hallways – No mechanical ventilation

Artificial lighting to common areas

Lighting control system / BMS: No

Car park area – Light emitting diodes (LEDs) with zoned switching and motion sensors

Lifts – Light emitting diodes (LEDs) connected to lift call button

Garbage rooms – Light emitting diodes (LEDs) with motion sensor

Communal open space - Light emitting diodes (LEDs) with time clock and motion sensors

Plant / service rooms – Light emitting diodes (LEDs) with manual on / manual off switch

Storage, bicycle parking & cleaners – Light emitting diodes (LEDs) with motion sensors

Ground floor lobbies – Light emitting diodes (LEDs) with time clock and motion sensors

Hallways – Light emitting diodes (LEDs) with zoned switching and motion sensors

Alternative Energy

No BASIX requirement for alternative energy

Certificate #HR-2SLBXB-01

Accreditation # HERA10033

Thermal performance specifications

| Unit Number | Number of Bedrooms | Floor area (m ²) | | Predicted loads (MJ/m ² /y) | | Star Rating | Thermal Comfort Upgrades |
|-------------------|--------------------|------------------------------|--------|--|-------------------|-------------|--|
| | | Con. | Uncon. | Heat | Cool (Sens & Lat) | | |
| Building A | | | | | | | |
| AL0U1 | 3 | 128.6 | 0 | 20.3 | 5.6 | 7.4 | Glazing 1 |
| AL0U2 | 3 | 134.5 | 0 | 11.2 | 6.1 | 8.4 | |
| AL0U3 | 1 | 73.8 | 0 | 14 | 6.5 | 8 | |
| AL0U4 | 1 | 58.2 | 0 | 15.6 | 4.2 | 8.1 | |
| AL0U5 | 2 | 106.0 | 0 | 16.1 | 2.5 | 8.2 | |
| AL0U6 | 2 | 105.3 | 0 | 18.1 | 3.4 | 7.9 | |
| AL1U1 | 3 | 131.0 | 0 | 10.7 | 7.6 | 8.3 | |
| AL1U2 | 3 | 131.0 | 0 | 7.5 | 5.9 | 8.8 | |
| AL1U3 | 2 | 98.1 | 0 | 10.6 | 6.5 | 8.4 | |
| AL1U4 | 1 | 53.5 | 0 | 10.6 | 10.6 | 7.9 | |
| AL1U5 | 2 | 91.0 | 0 | 11 | 6.1 | 8.4 | |
| AL1U6 | 2 | 91.3 | 0 | 8.8 | 9.8 | 8.2 | |
| AL1U7 | 3 | 154.6 | 0 | 18.9 | 18.6 | 6.1 | Floor R4.0 insulation + Glazing 2 + 2x1500 fans Living |
| AL1U8 | 3 | 138.2 | 0 | 17.5 | 20 | 6.1 | Glazing 2 |
| AL2U1 | 3 | 131.0 | 0 | 3.2 | 4.1 | 9.8 | |
| AL2U2 | 3 | 131.0 | 0 | 4 | 4.9 | 9.5 | |
| AL2U3 | 2 | 98.1 | 0 | 10 | 4.7 | 8.7 | |
| AL2U4 | 1 | 53.5 | 0 | 5.5 | 12.7 | 8.3 | |
| AL2U5 | 2 | 91.0 | 0 | 11.8 | 4.6 | 8.4 | |
| AL2U6 | 2 | 91.3 | 0 | 10.4 | 4.5 | 8.6 | |
| AL2U7 | 2 | 88.6 | 0 | 7.5 | 5.9 | 8.8 | |
| AL2U8 | 2 | 92.6 | 0 | 12.7 | 10.5 | 7.7 | |
| AL2U9 | 2 | 100.1 | 0 | 17.8 | 8.8 | 7.3 | |
| AL3U1 | 3 | 131.0 | 0 | 6.2 | 3.9 | 9.3 | |
| AL3U2 | 3 | 131.0 | 0 | 7.5 | 5.1 | 8.9 | |
| AL3U3 | 2 | 98.1 | 0 | 11.9 | 5 | 8.4 | |
| AL3U4 | 1 | 53.5 | 0 | 11.1 | 11.2 | 7.8 | |
| AL3U5 | 2 | 91.0 | 0 | 15.8 | 4.9 | 8 | |
| AL3U6 | 2 | 91.3 | 0 | 15.3 | 4.9 | 8.1 | |
| AL3U7 | 2 | 88.6 | 0 | 9.5 | 3.4 | 8.9 | |
| AL3U8 | 2 | 92.6 | 0 | 15.8 | 7.2 | 7.7 | |
| AL3U9 | 2 | 99.8 | 0 | 20.6 | 6.4 | 7.3 | |
| AL4U1 | 3 | 134.6 | 0 | 14.8 | 10.8 | 7.4 | |

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Thermal performance specifications

| Unit Number | Number of Bedrooms | Floor area (m ²) | | Predicted loads (MJ/m ² /y) | | Star Rating | Thermal Comfort Upgrades |
|-------------|--------------------|------------------------------|--------|--|-------------------|-------------|--|
| | | Con. | Uncon. | Heat | Cool (Sens & Lat) | | |
| AL4U2 | 3 | 121.6 | 0 | 10.8 | 9.8 | 8 | |
| AL4U3 | 2 | 81.4 | 0 | 16.6 | 10.1 | 7.3 | |
| AL4U4 | 2 | 83.3 | 0 | 15.4 | 7.3 | 7.8 | |
| AL4U5 | 2 | 88.6 | 0 | 10.4 | 6.9 | 8.4 | |
| AL4U6 | 2 | 92.6 | 0 | 20.4 | 7.8 | 7.2 | |
| AL4U7 | 2 | 99.8 | 0 | 26.8 | 6.4 | 6.6 | |
| AL5U1 | 3 | 134.6 | 0 | 17.2 | 14.5 | 6.8 | |
| AL5U2 | 3 | 121.6 | 0 | 12.4 | 11.2 | 7.7 | |
| AL5U3 | 2 | 81.4 | 0 | 18.8 | 9.9 | 7.1 | |
| AL5U4 | 2 | 83.3 | 0 | 16.3 | 7.2 | 7.7 | Glazing 1 |
| AL5U5 | 2 | 81.8 | 0 | 16.1 | 8.4 | 7.6 | |
| AL5U6 | 2 | 82.2 | 0 | 19.1 | 7.5 | 7.3 | Glazing 1 |
| AL6U1 | 3 | 134.6 | 0 | 17.6 | 13.9 | 6.8 | |
| AL6U2 | 3 | 121.6 | 0 | 12.7 | 11.2 | 7.6 | |
| AL6U3 | 2 | 81.4 | 0 | 17.2 | 9.7 | 7.3 | |
| AL6U4 | 2 | 83.3 | 0 | 15.6 | 6.8 | 7.8 | |
| AL6U5 | 2 | 81.8 | 0 | 16.7 | 9.3 | 7.4 | |
| AL6U6 | 2 | 82.2 | 0 | 19.5 | 7.6 | 7.3 | Glazing 1 |
| AL7U1 | 3 | 134.6 | 0 | 22.3 | 13.9 | 6.2 | Ceiling R4.6 + Glazing 1 |
| AL7U2 | 3 | 121.6 | 0 | 13.9 | 10.8 | 7.5 | Ceiling R4.6 + Glazing 1 |
| AL7U3 | 2 | 81.4 | 0 | 16.2 | 18.7 | 6.4 | Ceiling R4.6 + Glazing 1 |
| AL7U4 | 2 | 83.3 | 0 | 12.3 | 11.5 | 7.7 | Ceiling R4.6 + Glazing 1 |
| AL7U5 | 2 | 81.8 | 0 | 10.6 | 9.8 | 8.1 | Glazing 1 |
| AL7U6 | 2 | 82.2 | 0 | 20.6 | 8 | 7.1 | Glazing 1 |
| AL8U1 | 4 | 159.3 | 0 | 28.7 | 8.7 | 6.1 | Ceiling R6.0 + Glazing 1 + 2x1500 ceiling fans |
| Building B | | | | | | | |
| BL0U1 | 3 | 129.6 | 0 | 17.3 | 19 | 6.2 | |
| BL0U2 | 2 | 108.7 | 0 | 14.4 | 12.7 | 7.3 | |
| BL0U3 | 3 | 115.5 | 0 | 21.8 | 6.6 | 7.2 | |
| BL0U4 | 1 | 82.4 | 0 | 18.1 | 2.9 | 8 | |
| BL1U1 | 3 | 110.7 | 0 | 11.9 | 19 | 6.9 | |
| BL1U2 | 3 | 107.5 | 0 | 10.1 | 15.5 | 7.4 | |
| BL1U3 | 3 | 116.9 | 0 | 8.1 | 10.3 | 8.3 | |
| BL1U4 | 2 | 98 | 0 | 7.1 | 6.4 | 8.8 | |
| BL1U5 | 3 | 116.9 | 0 | 17.8 | 6.6 | 7.6 | |

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Thermal performance specifications

| Unit Number | Number of Bedrooms | Floor area (m ²) | | Predicted loads (MJ/m ² /y) | | Star Rating | Thermal Comfort Upgrades |
|-------------|--------------------|------------------------------|--------|--|-------------------|-------------|--------------------------|
| | | Con. | Uncon. | Heat | Cool (Sens & Lat) | | |
| BL1U6 | 1 | 84 | 0 | 19.9 | 3.2 | 7.7 | |
| BL1U7 | 3 | 130.5 | 0 | 14.4 | 20.8 | 6.3 | Glazing 1 |
| BL1U8 | 2 | 108.9 | 0 | 21.2 | 10.3 | 6.8 | Glazing 1 |
| BL2U1 | 3 | 110.7 | 0 | 12.9 | 19.9 | 6.7 | |
| BL2U2 | 3 | 107.5 | 0 | 10.4 | 15.2 | 7.4 | |
| BL2U3 | 3 | 116.9 | 0 | 8.1 | 10.1 | 8.3 | |
| BL2U4 | 2 | 98 | 0 | 9.7 | 7.1 | 8.4 | |
| BL2U5 | 3 | 116.9 | 0 | 9.7 | 10.8 | 8 | |
| BL2U6 | 2 | 98.1 | 0 | 8.6 | 8.1 | 8.4 | |
| BL2U7 | 3 | 110.8 | 0 | 8.1 | 16.6 | 7.5 | Glazing 1 |
| BL2U8 | 3 | 106 | 0 | 19 | 13.8 | 6.6 | |
| BL3U1 | 3 | 110.7 | 0 | 15.8 | 12.3 | 7.2 | Glazing 1 |
| BL3U2 | 3 | 107.5 | 0 | 18.3 | 15.3 | 6.6 | |
| BL3U3 | 3 | 116.9 | 0 | 11.3 | 12.4 | 7.7 | |
| BL3U4 | 2 | 98 | 0 | 14.7 | 7.1 | 7.9 | |
| BL3U5 | 3 | 116.9 | 0 | 12.4 | 8.9 | 7.9 | |
| BL3U6 | 2 | 98.1 | 0 | 8.7 | 11 | 8.1 | |
| BL3U7 | 3 | 110.8 | 0 | 18.1 | 19.3 | 6.1 | |
| BL3U8 | 3 | 106 | 0 | 20.2 | 13 | 6.6 | |
| BL4U1 | 3 | 130 | 0 | 12.1 | 20.4 | 6.7 | |
| BL4U2 | 3 | 124.2 | 0 | 23.9 | 12.4 | 6.2 | |
| BL4U3 | 3 | 116.9 | 0 | 12.2 | 13.7 | 7.4 | |
| BL4U4 | 2 | 98.2 | 0 | 9.7 | 12.9 | 7.8 | |
| BL4U5 | 3 | 110.8 | 0 | 16.7 | 18.2 | 6.4 | Glazing 1 |
| BL4U6 | 3 | 106 | 0 | 16.3 | 15.2 | 6.8 | Glazing 1 |
| BL5U1 | 3 | 130 | 0 | 11.1 | 20.5 | 6.8 | |
| BL5U2 | 3 | 124.2 | 0 | 23.8 | 12.8 | 6.2 | |
| BL5U3 | 3 | 114.7 | 0 | 19.3 | 11.3 | 6.9 | |
| BL5U4 | 3 | 128.5 | 0 | 14.4 | 19.3 | 6.5 | Glazing 1 |
| BL6U1 | 3 | 130 | 0 | 9.6 | 20.1 | 7 | |
| BL6U2 | 3 | 124.2 | 0 | 23.6 | 10.4 | 6.5 | |
| BL6U3 | 3 | 114.7 | 0 | 21.2 | 8.8 | 6.9 | |
| BL6U4 | 3 | 128.5 | 0 | 14.3 | 17 | 6.8 | Glazing 1 |
| BL7U1 | 3 | 130 | 0 | 14 | 17.6 | 6.8 | Ceiling R4.6 + Glazing 1 |
| BL7U2 | 3 | 124.2 | 0 | 18.4 | 13.9 | 6.7 | Ceiling R4.6 + Glazing 1 |

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Thermal performance specifications

| Unit Number | Number of Bedrooms | Floor area (m ²) | | Predicted loads (MJ/m ² /y) | | Star Rating | Thermal Comfort Upgrades |
|-------------|--------------------|------------------------------|--------|--|-------------------|-------------|--------------------------|
| | | Con. | Uncon. | Heat | Cool (Sens & Lat) | | |
| BL7U3 | 3 | 114.7 | 0 | 20.8 | 11.9 | 6.7 | |
| BL7U4 | 3 | 128.5 | 0 | 17.8 | 14.7 | 6.7 | Ceiling R4.6 + Glazing 1 |
| BL8U1 | 3 | 216.7 | 0 | 16.8 | 19.4 | 6.2 | Ceiling R6.0 + Glazing 3 |

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-2SLBXB-01

Generated on 24 Nov 2025 using Hero 4.1

Property

Address 5-9 Nulla Nulla St and 4-6 Ku-ring-gai Ave,
Turrumurra, NSW, 2074
Lot/DP 4/-/DP17642
NatHERS climate zone 56 - Mascot AMO



Accredited assessor

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Accreditation No. 10035
Assessor Accrediting Organisation HERA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-2SLBXB-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/m ² .yr) | Cooling load (load limit) (MJ/m ² .yr) | Total load (MJ/m ² .yr) | Star Rating | Whole of Home Rating |
|------------------------------|-------------|---|---|------------------------------------|-------------|----------------------|
| HR-YD53JX-01 | AL0U1 | 20.3 (34) | 5.6 (21) | 25.9 | 7.4 | n/a |
| HR-G4Q2LO-01 | AL0U2 | 11.2 (34) | 6.1 (21) | 17.3 | 8.4 | n/a |
| HR-MJ51I2-01 | AL0U3 | 14.0 (34) | 6.5 (21) | 20.6 | 8.0 | n/a |

Thermal performance Star rating



NATIONWIDE HOUSE
ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

| | Heating | Cooling |
|----------------------|---------|---------|
| Average load | 14.6 | 10.6 |
| Maximum load | 28.7 | 20.8 |
| 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-XHCWWD-01 | AL0U4 | 15.6 (34) | 4.2 (21) | 19.9 | 8.1 | n/a |
| HR-1SKGK3-01 | AL0U5 | 16.1 (34) | 2.5 (21) | 18.6 | 8.2 | n/a |
| HR-4UASQJ-01 | AL0U6 | 18.1 (34) | 3.4 (21) | 21.5 | 7.9 | n/a |
| HR-FCM3SD-01 | AL1U1 | 10.7 (34) | 7.6 (21) | 18.4 | 8.3 | n/a |
| HR-VMK28U-01 | AL1U2 | 7.5 (34) | 5.9 (21) | 13.5 | 8.8 | n/a |
| HR-SC6XF0-01 | AL1U3 | 10.6 (34) | 6.5 (21) | 17.1 | 8.4 | n/a |
| HR-UNL21R-01 | AL1U4 | 10.6 (34) | 10.6 (21) | 21.2 | 7.9 | n/a |
| HR-NC37WN-01 | AL1U5 | 11.0 (34) | 6.1 (21) | 17.0 | 8.4 | n/a |
| HR-FC5G17-01 | AL1U6 | 8.8 (34) | 9.8 (21) | 18.6 | 8.2 | n/a |
| HR-F6FWRD-01 | AL1U7 | 18.9 (34) | 18.6 (21) | 37.5 | 6.1 | n/a |
| HR-ZUAN6E-01 | AL1U8 | 17.5 (34) | 20.0 (21) | 37.5 | 6.1 | n/a |
| HR-MF4O2W-01 | AL2U1 | 3.2 (34) | 4.1 (21) | 7.3 | 9.8 | n/a |
| HR-K0B1FN-01 | AL2U2 | 4.0 (34) | 4.9 (21) | 8.9 | 9.5 | n/a |
| HR-989H0L-01 | AL2U3 | 10.0 (34) | 4.7 (21) | 14.8 | 8.7 | n/a |
| HR-UC6N0G-01 | AL2U4 | 5.5 (34) | 12.7 (21) | 18.2 | 8.3 | n/a |
| HR-YEECHI-01 | AL2U5 | 11.8 (34) | 4.6 (21) | 16.4 | 8.4 | n/a |
| HR-DVOMZ3-01 | AL2U6 | 10.4 (34) | 4.5 (21) | 14.9 | 8.6 | n/a |
| HR-GPF68K-01 | AL2U7 | 7.5 (34) | 5.9 (21) | 13.3 | 8.8 | n/a |
| HR-CPKOQN-01 | AL2U8 | 12.7 (34) | 10.5 (21) | 23.2 | 7.7 | n/a |
| HR-D4CGHU-01 | AL2U9 | 17.8 (34) | 8.8 (21) | 26.7 | 7.3 | n/a |
| HR-WW621R-01 | AL3U1 | 6.2 (34) | 3.9 (21) | 10.0 | 9.3 | n/a |
| HR-3K2SB4-01 | AL3U2 | 7.5 (34) | 5.1 (21) | 12.7 | 8.9 | n/a |
| HR-71DAKU-01 | AL3U3 | 11.9 (34) | 5.0 (21) | 16.9 | 8.4 | n/a |
| HR-DDBUM5-01 | AL3U4 | 11.1 (34) | 11.2 (21) | 22.3 | 7.8 | n/a |
| HR-TYE1ZO-01 | AL3U5 | 15.8 (34) | 4.9 (21) | 20.7 | 8.0 | n/a |
| HR-0XWD8T-01 | AL3U6 | 15.3 (34) | 4.9 (21) | 20.2 | 8.1 | n/a |
| HR-52TRO1-01 | AL3U7 | 9.5 (34) | 3.4 (21) | 12.9 | 8.9 | n/a |
| HR-G1Y3XI-01 | AL3U8 | 15.8 (34) | 7.2 (21) | 23.0 | 7.7 | n/a |
| HR-W87XG1-01 | AL3U9 | 20.6 (34) | 6.4 (21) | 27.0 | 7.3 | 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-67QXNJ-01 | AL4U1 | 14.8 (34) | 10.8 (21) | 25.6 | 7.4 | n/a |
| HR-MDMWIH-01 | AL4U2 | 10.8 (34) | 9.8 (21) | 20.5 | 8.0 | n/a |
| HR-QI715Z-01 | AL4U3 | 16.6 (34) | 10.1 (21) | 26.7 | 7.3 | n/a |
| HR-DX1YG6-01 | AL4U4 | 15.4 (34) | 7.3 (21) | 22.7 | 7.8 | n/a |
| HR-QSCAIE-01 | AL4U5 | 10.4 (34) | 6.9 (21) | 17.3 | 8.4 | n/a |
| HR-TADAW4-01 | AL4U6 | 20.4 (34) | 7.8 (21) | 28.2 | 7.2 | n/a |
| HR-CAI7MW-01 | AL4U7 | 26.8 (34) | 6.4 (21) | 33.2 | 6.6 | n/a |
| HR-P2IH8S-01 | AL5U1 | 17.2 (34) | 14.5 (21) | 31.7 | 6.8 | n/a |
| HR-IF7368-01 | AL5U2 | 12.4 (34) | 11.2 (21) | 23.6 | 7.7 | n/a |
| HR-GEPPJ7-01 | AL5U3 | 18.8 (34) | 9.9 (21) | 28.6 | 7.1 | n/a |
| HR-ARV7WK-01 | AL5U4 | 16.3 (34) | 7.2 (21) | 23.5 | 7.7 | n/a |
| HR-RUJBUZ-01 | AL5U5 | 16.1 (34) | 8.4 (21) | 24.5 | 7.6 | n/a |
| HR-LQ3F5A-01 | AL5U6 | 19.1 (34) | 7.5 (21) | 26.6 | 7.3 | n/a |
| HR-BKBL9P-01 | AL6U1 | 17.6 (34) | 13.9 (21) | 31.4 | 6.8 | n/a |
| HR-J7TNWL-01 | AL6U2 | 12.7 (34) | 11.2 (21) | 23.9 | 7.6 | n/a |
| HR-ZL8W1P-01 | AL6U3 | 17.2 (34) | 9.7 (21) | 26.8 | 7.3 | n/a |
| HR-36KZ1W-01 | AL6U4 | 15.6 (34) | 6.8 (21) | 22.4 | 7.8 | n/a |
| HR-9OW83L-01 | AL6U5 | 16.7 (34) | 9.3 (21) | 26.1 | 7.4 | n/a |
| HR-Z3V5GE-01 | AL6U6 | 19.5 (34) | 7.6 (21) | 27.1 | 7.3 | n/a |
| HR-W8IJOK-01 | AL7U1 | 22.3 (34) | 13.9 (21) | 36.1 | 6.2 | n/a |
| HR-1EN5MT-01 | AL7U2 | 13.9 (34) | 10.8 (21) | 24.8 | 7.5 | n/a |
| HR-H6OKS1-01 | AL7U3 | 16.2 (34) | 18.7 (21) | 35.0 | 6.4 | n/a |
| HR-T3KPBZ-01 | AL7U4 | 12.3 (34) | 11.5 (21) | 23.8 | 7.7 | n/a |
| HR-411K3L-01 | AL7U5 | 10.6 (34) | 9.8 (21) | 20.4 | 8.1 | n/a |
| HR-87DDYN-01 | AL7U6 | 20.6 (34) | 8.0 (21) | 28.6 | 7.1 | n/a |
| HR-09L4MU-01 | AL8U1 | 28.7 (34) | 8.7 (21) | 37.4 | 6.1 | n/a |
| HR-S2JTU7-01 | BL0U1 | 17.3 (34) | 19.0 (21) | 36.2 | 6.2 | n/a |
| HR-2TAH3V-01 | BL0U2 | 14.4 (34) | 12.7 (21) | 27.1 | 7.3 | n/a |
| HR-NU44G3-01 | BL0U3 | 21.8 (34) | 6.6 (21) | 28.4 | 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-XS7CF9-01 | BL0U4 | 18.1 (34) | 2.9 (21) | 21.0 | 8.0 | n/a |
| HR-3F4TF6-01 | BL1U1 | 11.9 (34) | 19.0 (21) | 30.9 | 6.9 | n/a |
| HR-FMSQ7K-01 | BL1U2 | 10.1 (34) | 15.5 (21) | 25.6 | 7.4 | n/a |
| HR-ULTB11-01 | BL1U3 | 8.1 (34) | 10.3 (21) | 18.4 | 8.3 | n/a |
| HR-PJUQ1U-01 | BL1U4 | 7.1 (34) | 6.4 (21) | 13.5 | 8.8 | n/a |
| HR-CI9F0I-01 | BL1U5 | 17.8 (34) | 6.6 (21) | 24.3 | 7.6 | n/a |
| HR-Z89RHL-01 | BL1U6 | 19.9 (34) | 3.2 (21) | 23.1 | 7.7 | n/a |
| HR-H6GTVB-01 | BL1U7 | 14.4 (34) | 20.8 (21) | 35.2 | 6.3 | n/a |
| HR-N0FXYM-01 | BL1U8 | 21.2 (34) | 10.3 (21) | 31.4 | 6.8 | n/a |
| HR-XR60QE-01 | BL2U1 | 12.9 (34) | 19.9 (21) | 32.7 | 6.7 | n/a |
| HR-WKJTQS-01 | BL2U2 | 10.4 (34) | 15.2 (21) | 25.6 | 7.4 | n/a |
| HR-NE3D1D-01 | BL2U3 | 8.1 (34) | 10.1 (21) | 18.2 | 8.3 | n/a |
| HR-0PFW5K-01 | BL2U4 | 9.7 (34) | 7.1 (21) | 16.7 | 8.4 | n/a |
| HR-9KYTHR-01 | BL2U5 | 9.7 (34) | 10.8 (21) | 20.6 | 8.0 | n/a |
| HR-YHR91V-01 | BL2U6 | 8.6 (34) | 8.1 (21) | 16.7 | 8.4 | n/a |
| HR-M3PK45-01 | BL2U7 | 8.1 (34) | 16.6 (21) | 24.7 | 7.5 | n/a |
| HR-C4CR68-01 | BL2U8 | 19.0 (34) | 13.8 (21) | 32.8 | 6.6 | n/a |
| HR-GG77Z3-01 | BL3U1 | 15.8 (34) | 12.3 (21) | 28.1 | 7.2 | n/a |
| HR-U6TQL0-01 | BL3U2 | 18.3 (34) | 15.3 (21) | 33.6 | 6.6 | n/a |
| HR-DD242B-01 | BL3U3 | 11.3 (34) | 12.4 (21) | 23.7 | 7.7 | n/a |
| HR-CBGI7I-01 | BL3U4 | 14.7 (34) | 7.1 (21) | 21.9 | 7.9 | n/a |
| HR-GEQU7C-01 | BL3U5 | 12.4 (34) | 8.9 (21) | 21.3 | 7.9 | n/a |
| HR-SD9YRO-01 | BL3U6 | 8.7 (34) | 11.0 (21) | 19.7 | 8.1 | n/a |
| HR-LI3BIL-01 | BL3U7 | 18.1 (34) | 19.3 (21) | 37.4 | 6.1 | n/a |
| HR-TILAWP-01 | BL3U8 | 20.2 (34) | 13.0 (21) | 33.2 | 6.6 | n/a |
| HR-98QD22-01 | BL4U1 | 12.1 (34) | 20.4 (21) | 32.5 | 6.7 | n/a |
| HR-YRDGCR-01 | BL4U2 | 23.9 (34) | 12.4 (21) | 36.3 | 6.2 | n/a |
| HR-5JDPC1-01 | BL4U3 | 12.2 (34) | 13.7 (21) | 25.9 | 7.4 | n/a |
| HR-5QDEKP-01 | BL4U4 | 9.7 (34) | 12.9 (21) | 22.5 | 7.8 | 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-1P4L49-01 | BL4U5 | 16.7 (34) | 18.2 (21) | 35.0 | 6.4 | n/a |
| HR-6IL4IH-01 | BL4U6 | 16.3 (34) | 15.2 (21) | 31.5 | 6.8 | n/a |
| HR-WVC332-01 | BL5U1 | 11.1 (34) | 20.5 (21) | 31.6 | 6.8 | n/a |
| HR-CE0LVS-01 | BL5U2 | 23.8 (34) | 12.8 (21) | 36.6 | 6.2 | n/a |
| HR-8DJY4W-01 | BL5U3 | 19.3 (34) | 11.3 (21) | 30.5 | 6.9 | n/a |
| HR-QKMAP9-01 | BL5U4 | 14.4 (34) | 19.3 (21) | 33.7 | 6.5 | n/a |
| HR-4QCVGZ-01 | BL6U1 | 9.6 (34) | 20.1 (21) | 29.7 | 7.0 | n/a |
| HR-WTZNA2-01 | BL6U2 | 23.6 (34) | 10.4 (21) | 33.9 | 6.5 | n/a |
| HR-TBOYV9-01 | BL6U3 | 21.2 (34) | 8.8 (21) | 30.1 | 6.9 | n/a |
| HR-JUG471-01 | BL6U4 | 14.3 (34) | 17.0 (21) | 31.4 | 6.8 | n/a |
| HR-F2JEDW-01 | BL7U1 | 14.0 (34) | 17.6 (21) | 31.6 | 6.8 | n/a |
| HR-10R1Q0-01 | BL7U2 | 18.4 (34) | 13.9 (21) | 32.4 | 6.7 | n/a |
| HR-YAGJS9-01 | BL7U3 | 20.8 (34) | 11.9 (21) | 32.7 | 6.7 | n/a |
| HR-KJVNB6-01 | BL7U4 | 17.8 (34) | 14.7 (21) | 32.5 | 6.7 | n/a |
| HR-W2V6FM-01 | BL8U1 | 16.8 (34) | 19.4 (21) | 36.2 | 6.2 | n/a |
| Averages | 105x (Total) | 14.6 | 10.6 | 25.1 | 7.5 | n/a |
| Maximum Loads and Minimum Ratings | | 28.7 | 20.8 | 37.5 | 6.1 | 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 homes 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: 1820217M_04

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

Secretary

Date of issue: Monday, 24 November 2025

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate #HR-2SLBXB-01.

| Project summary | | |
|--|--|-------------|
| Project name | 5-9 Nulla Nulla St & 4-6 Ku-Ring-Gai Av_04 | |
| Street address | 5 NULLA NULLA STREET TURRAMURRA 2074 | |
| Local Government Area | KU-RING-GAI | |
| Plan type and plan number | Deposited Plan 17642 | |
| Lot No. | 4 | |
| Section no. | - | |
| No. of residential flat buildings | 2 | |
| Residential flat buildings: no. of dwellings | 105 | |
| Multi-dwelling housing: no. of dwellings | 0 | |
| No. of single dwelling houses | 0 | |
| Project score | | |
| Water | ✔ 40 | Target 40 |
| Thermal Performance | ✔ Pass | Target Pass |
| Energy | ✔ 63 | Target 60 |
| Materials | ✔ -100 | Target n/a |

| Certificate Prepared by |
|---|
| Name / Company Name: Efficient Living Pty Ltd |
| ABN (if applicable): 82116346082 |

Description of project

Project address

| | |
|---------------------------|--|
| Project name | 5-9 Nulla Nulla St & 4-6 Ku-Ring-Gai Av_04 |
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| Lot No. | 4 |
| Section no. | - |

Project type

| | |
|--|-----|
| No. of residential flat buildings | 2 |
| Residential flat buildings: no. of dwellings | 105 |
| Multi-dwelling housing: no. of dwellings | 0 |
| No. of single dwelling houses | 0 |

Site details

| | |
|--|------|
| Site area (m ²) | 5781 |
| Roof area (m ²) | 2340 |
| Non-residential floor area (m ²) | 0 |
| Residential car spaces | 156 |
| Non-residential car spaces | 0 |

Common area landscape

| | |
|---|------|
| Common area lawn (m ²) | 1876 |
| Common area garden (m ²) | 840 |
| Area of indigenous or low water use species (m ²) | 420 |

Assessor details and thermal loads

| | |
|--------------------|---------------|
| Assessor number | HERA10035 |
| Certificate number | #HR-2SLBXB-01 |
| Climate zone | 56 |

Project score

| | | |
|---------------------|--------|-------------|
| Water | ✔ 40 | Target 40 |
| Thermal Performance | ✔ Pass | Target Pass |
| Energy | ✔ 63 | Target 60 |
| Materials | ✔ -100 | Target n/a |

Description of project

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

Residential flat buildings - Building A, 58 dwellings, 9 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) |
|--------------|-----------------|--|--|---|---|
| AL0U1 | 3 | 128.6 | 0 | 2.4 | 0 |
| AL0U5 | 2 | 106 | 0 | 2.4 | 0 |
| AL1U3 | 2 | 98.1 | 0 | 0 | 0 |
| AL1U7 | 3 | 154.6 | 0 | 0 | 0 |
| AL2U3 | 2 | 98.1 | 0 | 0 | 0 |
| AL2U7 | 2 | 88.6 | 0 | 0 | 0 |
| AL3U2 | 3 | 131 | 0 | 0 | 0 |
| AL3U6 | 2 | 91.3 | 0 | 0 | 0 |
| AL4U1 | 3 | 134.6 | 0 | 3.2 | 0 |
| AL4U5 | 2 | 88.6 | 0 | 1.8 | 0 |
| AL5U2 | 3 | 121.6 | 0 | 2.8 | 0 |
| AL5U6 | 2 | 82.2 | 0 | 1.7 | 0 |
| AL6U4 | 2 | 83.3 | 0 | 2.3 | 0 |
| AL7U2 | 3 | 121.6 | 0 | 2.8 | 0 |
| AL7U6 | 2 | 82.2 | 0 | 1.7 | 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) |
| AL0U2 | 3 | 134.5 | 0 | 2.4 | 0 |
| AL0U6 | 2 | 105.3 | 0 | 2.6 | 0 |
| AL1U4 | 1 | 53.5 | 0 | 18.5 | 0 |
| AL1U8 | 3 | 138.2 | 0 | 0 | 0 |
| AL2U4 | 1 | 53.5 | 0 | 0 | 0 |
| AL2U8 | 2 | 92.6 | 0 | 0 | 0 |
| AL3U3 | 2 | 98.1 | 0 | 0 | 0 |
| AL3U7 | 2 | 88.6 | 0 | 0 | 0 |
| AL4U2 | 3 | 121.6 | 0 | 2.7 | 0 |
| AL4U6 | 2 | 92.6 | 0 | 0.9 | 0 |
| AL5U3 | 2 | 81.4 | 0 | 2.3 | 0 |
| AL6U1 | 3 | 134.6 | 0 | 3.2 | 0 |
| AL6U5 | 2 | 81.8 | 0 | 2.3 | 0 |
| AL7U3 | 2 | 81.4 | 0 | 2.3 | 0 |
| AL8U1 | 4+ | 159.3 | 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) |
| AL0U3 | 1 | 73.8 | 0 | 0 | 0 |
| AL1U1 | 3 | 131 | 0 | 0 | 0 |
| AL1U5 | 2 | 91 | 0 | 0 | 0 |
| AL2U1 | 3 | 131 | 0 | 0 | 0 |
| AL2U5 | 2 | 91 | 0 | 0 | 0 |
| AL2U9 | 2 | 100.1 | 0 | 0 | 0 |
| AL3U4 | 1 | 53.5 | 0 | 0 | 0 |
| AL3U8 | 2 | 92.6 | 0 | 0 | 0 |
| AL4U3 | 2 | 81.4 | 0 | 2.3 | 0 |
| AL4U7 | 2 | 99.8 | 0 | 0 | 0 |
| AL5U4 | 2 | 83.3 | 0 | 2.3 | 0 |
| AL6U2 | 3 | 121.6 | 0 | 2.8 | 0 |
| AL6U6 | 2 | 82.2 | 0 | 1.7 | 0 |
| AL7U4 | 2 | 83.3 | 0 | 2.3 | 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) |
| AL0U4 | 1 | 58.2 | 0 | 0 | 0 |
| AL1U2 | 3 | 131 | 0 | 0 | 0 |
| AL1U6 | 2 | 91.3 | 0 | 26 | 0 |
| AL2U2 | 3 | 131 | 0 | 0 | 0 |
| AL2U6 | 2 | 91.3 | 0 | 0 | 0 |
| AL3U1 | 3 | 131 | 0 | 0 | 0 |
| AL3U5 | 2 | 91 | 0 | 0 | 0 |
| AL3U9 | 2 | 99.8 | 0 | 0 | 0 |
| AL4U4 | 2 | 83.3 | 0 | 2.3 | 0 |
| AL5U1 | 3 | 134.6 | 0 | 3.2 | 0 |
| AL5U5 | 2 | 81.8 | 0 | 2.3 | 0 |
| AL6U3 | 2 | 81.4 | 0 | 2.3 | 0 |
| AL7U1 | 3 | 134.6 | 0 | 3.2 | 0 |
| AL7U5 | 2 | 81.8 | 0 | 2.3 | 0 |

Residential flat buildings - Building B, 47 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) |
|--------------|-----------------|--|--|---|---|
| BL0U1 | 3 | 129.6 | 0 | 0 | 0 |
| BL1U1 | 3 | 110.7 | 0 | 0 | 0 |
| BL1U5 | 3 | 116.9 | 0 | 0 | 0 |
| BL2U1 | 3 | 110.7 | 0 | 0 | 0 |
| BL2U5 | 3 | 116.9 | 0 | 1.7 | 0 |
| BL3U1 | 3 | 110.7 | 0 | 0 | 0 |
| BL3U5 | 3 | 116.9 | 0 | 1.7 | 0 |
| BL4U1 | 3 | 130 | 0 | 2 | 0 |
| BL4U5 | 3 | 110.8 | 0 | 0.9 | 0 |
| BL5U3 | 3 | 114.7 | 0 | 0 | 0 |
| BL6U3 | 3 | 114.7 | 0 | 0 | 0 |
| BL703 | 3 | 114.7 | 0 | 0 | 0 |
| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
| BL0U2 | 2 | 108.7 | 0 | 0 | 0 |
| BL1U2 | 3 | 107.5 | 0 | 0 | 0 |
| BL1U6 | 1 | 84 | 0 | 0 | 0 |
| BL2U2 | 3 | 107.5 | 0 | 0 | 0 |
| BL2U6 | 2 | 98.1 | 0 | 0 | 0 |
| BL3U2 | 3 | 107.5 | 0 | 0 | 0 |
| BL3U6 | 2 | 98.1 | 0 | 0.7 | 0 |
| BL4U2 | 3 | 124.2 | 0 | 6.7 | 0 |
| BL4U6 | 3 | 106 | 0 | 0.9 | 0 |
| BL5U4 | 3 | 128.5 | 0 | 2.3 | 0 |
| BL6U4 | 3 | 128.5 | 0 | 2.3 | 0 |
| BL704 | 3 | 128.5 | 0 | 2.3 | 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) |
| BL0U3 | 3 | 115.5 | 0 | 0 | 0 |
| BL1U3 | 3 | 116.9 | 0 | 0 | 0 |
| BL1U7 | 3 | 130.5 | 0 | 0 | 0 |
| BL2U3 | 3 | 116.9 | 0 | 1.7 | 0 |
| BL2U7 | 3 | 110.8 | 0 | 1.5 | 0 |
| BL3U3 | 3 | 116.9 | 0 | 1.7 | 0 |
| BL3U7 | 3 | 110.8 | 0 | 0.7 | 0 |
| BL4U3 | 3 | 116.9 | 0 | 1.7 | 0 |
| BL5U1 | 3 | 130 | 0 | 2 | 0 |
| BL6U1 | 3 | 130 | 0 | 2 | 0 |
| BL701 | 3 | 130 | 0 | 2 | 0 |
| BL801 | 3 | 216.7 | 0 | 9.4 | 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) |
| BL0U4 | 1 | 82.4 | 0 | 0 | 0 |
| BL1U4 | 2 | 98 | 0 | 0 | 0 |
| BL1U8 | 2 | 108.9 | 0 | 0 | 0 |
| BL2U4 | 2 | 98 | 0 | 0 | 0 |
| BL2U8 | 3 | 106 | 0 | 1.5 | 0 |
| BL3U4 | 2 | 98 | 0 | 0.7 | 0 |
| BL3U8 | 3 | 106 | 0 | 0.7 | 0 |
| BL4U4 | 2 | 98.2 | 0 | 0.7 | 0 |
| BL5U2 | 3 | 124.2 | 0 | 6.7 | 0 |
| BL6U2 | 3 | 124.2 | 0 | 6.7 | 0 |
| BL702 | 3 | 124.2 | 0 | 6.7 | 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 (m ²) |
|--------------------------|------------------------------|
| Undercover car park area | 5860 |
| Plant or service room | 154 |
| Hallways and lobbies | 980 |

| Common area | Floor area (m ²) |
|------------------------------------|------------------------------|
| Garbage room | 230 |
| Storage/bicycle parking & cleaners | 235 |

| Common area | Floor area (m ²) |
|---------------------|------------------------------|
| Communal Open Space | 330 |
| Entry lobbies | 158 |

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 |
|---|-----------|------------|----------------------|
| suspended floor above open subfloor, frame: suspended concrete slab | 81.2 | - | - |
| floors above habitable rooms, frame: suspended concrete slab | 4912.6 | - | - |
| suspended floor above garage, frame: suspended concrete slab | 871.3 | - | - |

External wall types

| External wall type | Construction type | Area (m2) | Low emissions option | Insulation |
|----------------------|---|-----------|----------------------|------------|
| External wall type 1 | off form concrete, frame: light steel frame | 3902 | none | - |
| External wall type 2 | off form concrete, frame: no frame | 956.4 | none | - |

Internal wall types

| Internal wall type | Construction type | Area (m ²) | Insulation |
|----------------------|--|------------------------|------------|
| Internal wall type 1 | plasterboard, frame:light steel frame | 4178.3 | - |
| Internal wall type 2 | 75 mm AAC panel, frame:light steel frame | 1528.9 | - |
| Internal wall type 3 | 75 mm AAC panel, frame:light steel frame | 1082.6 | - |

Reinforcement concrete frames/columns

| Building has reinforced concrete frame/columns? | Volume (m ³) | Low emissions option |
|---|--------------------------|----------------------|
| - | - | - |

Ceiling and roof types

| Ceiling and roof type | Area (m ²) | Roof Insulation | Ceiling Insulation |
|---|------------------------|-----------------|--------------------|
| concrete - plasterboard internal, frame: no frame | 1136 | - | - |

Glazing types

Frame types

| Single glazing (m ²) | Double glazing (m ²) | Triple glazing (m ²) | Aluminium frames (m ²) | Timber frames (m ²) | uPVC frames (m ²) | Steel frames (m ²) | Composite frames (m ²) |
|----------------------------------|----------------------------------|----------------------------------|------------------------------------|---------------------------------|-------------------------------|--------------------------------|------------------------------------|
| - | 2485 | - | 2485 | - | - | - | - |

(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: <ul style="list-style-type: none"> (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 | - | not specified | 4 star | - | - | - | - | - | - | - |

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

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

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

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

| Dwelling no. | Cooling | | Heating | | Natural lighting | |
|---------------|--|--|--|--|-----------------------------|--------------|
| | 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 | - |

| Dwelling no. | Individual pool | | | Individual spa | | Appliances other efficiency measures | | | | |
|---------------|---------------------|-----------|-------|--------------------|-------|--------------------------------------|------------|---------------|---|--|
| | 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) |
| AL0U1 | 20.30 | 5.6 | 25.900 |
| AL0U2 | 11.20 | 6.1 | 17.300 |
| AL0U3 | 14 | 6.5 | 20.500 |
| AL0U4 | 15.60 | 4.2 | 19.800 |

| | 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) |
| AL0U5 | 16.10 | 2.5 | 18.600 |
| AL0U6 | 18.10 | 3.4 | 21.500 |
| AL1U1 | 10.70 | 7.6 | 18.300 |
| AL1U3 | 10.60 | 6.5 | 17.100 |
| AL1U4 | 10.60 | 10.6 | 21.200 |
| AL1U5 | 11.00 | 6.1 | 17.100 |
| AL1U6 | 8.80 | 9.8 | 18.600 |
| AL1U7 | 18.90 | 18.6 | 37.500 |
| AL1U8 | 17.50 | 20 | 37.500 |
| AL2U1 | 3.20 | 4.1 | 7.300 |
| AL2U2 | 4 | 4.9 | 8.900 |
| AL2U3 | 10.00 | 4.7 | 14.700 |
| AL2U4 | 5.50 | 12.7 | 18.200 |
| AL2U5 | 11.80 | 4.6 | 16.400 |
| AL2U6 | 10.40 | 4.5 | 14.900 |
| AL2U8 | 12.70 | 10.5 | 23.200 |
| AL2U9 | 17.80 | 8.8 | 26.600 |
| AL3U1 | 6.20 | 3.9 | 10.100 |
| AL3U2 | 7.50 | 5.1 | 12.600 |
| AL3U3 | 11.90 | 5 | 16.900 |
| AL3U4 | 11.1 | 11.2 | 22.300 |
| AL3U5 | 15.8 | 4.9 | 20.700 |
| AL3U6 | 15.30 | 4.9 | 20.200 |
| AL3U7 | 9.50 | 3.4 | 12.900 |
| AL3U8 | 15.8 | 7.2 | 23.000 |
| AL3U9 | 20.6 | 6.4 | 27.000 |
| AL4U1 | 14.80 | 10.8 | 25.600 |
| AL4U2 | 10.80 | 9.8 | 20.600 |
| AL4U3 | 16.60 | 10.1 | 26.700 |
| AL4U4 | 15.40 | 7.3 | 22.700 |
| AL4U5 | 10.40 | 6.9 | 17.300 |

| | Thermal loads | | |
|---------------------|---|---|---|
| Dwelling no. | Area adjusted heating load (in MJ/m ² /yr) | Area adjusted cooling load (in MJ/m ² /yr) | Area adjusted total load (in MJ/m ² /yr) |
| AL4U6 | 20.40 | 7.8 | 28.200 |
| AL4U7 | 26.80 | 6.4 | 33.200 |
| AL5U1 | 17.20 | 14.5 | 31.700 |
| AL5U2 | 12.40 | 11.2 | 23.600 |
| AL5U3 | 18.8 | 9.9 | 28.700 |
| AL5U4 | 16.30 | 7.2 | 23.500 |
| AL5U5 | 16.10 | 8.4 | 24.500 |
| AL5U6 | 19.10 | 7.5 | 26.600 |
| AL6U1 | 17.60 | 13.9 | 31.500 |
| AL6U2 | 12.70 | 11.2 | 23.900 |
| AL6U3 | 17.20 | 9.7 | 26.900 |
| AL6U4 | 15.60 | 6.8 | 22.400 |
| AL6U5 | 16.70 | 9.3 | 26.000 |
| AL6U6 | 19.50 | 7.6 | 27.100 |
| AL7U1 | 22.30 | 13.9 | 36.200 |
| AL7U2 | 13.90 | 10.8 | 24.700 |
| AL7U3 | 16.20 | 18.7 | 34.900 |
| AL7U4 | 12.30 | 11.5 | 23.800 |
| AL7U5 | 10.60 | 9.8 | 20.400 |
| AL7U6 | 20.60 | 8 | 28.600 |
| AL8U1 | 28.70 | 8.7 | 37.400 |
| All other dwellings | 7.50 | 5.9 | 13.400 |

(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 | 5 star | no common laundry facility |

| Central systems | Size | Configuration | Connection (to allow for...) |
|-------------------------------|-------------|---|-------------------------------------|
| Fire sprinkler system (No. 1) | - | So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed. | - |
| 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. | | ✓ | ✓ |

| | | | |
|--|-------------------------|---|------------------------|
| (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. | ✔ | ✔ | ✔ |

| 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: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 1 lift load capacity: ≥ 1001 kg but ≤ 1500 kg |
| Lift bank (No. 2) | 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: 11 number of lifts: 1 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: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $2.5 < COP \leq 3.0$ |

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 | 13.2 | - | - |
| concrete slab on ground, frame: | 1.5 | - | none |
| floors above habitable rooms, frame: suspended concrete slab | 4531.8 | - | - |
| suspended floor above enclosed subfloor, frame: suspended concrete slab | 12.9 | - | - |
| suspended floor above garage, frame: suspended concrete slab | 875.1 | - | - |

External wall types

| External wall type | Construction type | Area (m2) | Low emissions option | Insulation |
|----------------------|---|-----------|----------------------|------------|
| External wall type 1 | off form concrete,frame:light steel frame | 3763.3 | none | - |
| External wall type 2 | off form concrete,frame:no frame | 641.6 | none | - |

Internal wall types

| Internal wall type | Construction type | Area (m2) | Insulation |
|----------------------|--|-----------|------------|
| Internal wall type 1 | plasterboard, frame:light steel frame | 4184.2 | - |
| Internal wall type 2 | 75 mm AAC panel, frame:light steel frame | 725.5 | - |
| Internal wall type 3 | 75 mm AAC panel, frame:light steel frame | 908.3 | - |

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 | 1204 | - | - |

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) |
|---------------------|---------------------|---------------------|-----------------------|--------------------|------------------|-------------------|-----------------------|
| - | 2625 | - | 2625 | - | - | - | - |

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

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

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

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

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

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

| | 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) |
| BL0U1 | 17.3 | 19 | 36.300 |
| BL0U2 | 14.4 | 12.7 | 27.100 |
| BL0U3 | 21.8 | 6.6 | 28.400 |
| BL0U4 | 18.1 | 2.9 | 21.000 |

| Dwelling no. | Thermal loads | | |
|--------------|---|---|---|
| | 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) |
| BL1U1 | 11.9 | 19 | 30.900 |
| BL1U2 | 10.1 | 15.5 | 25.600 |
| BL1U3 | 8.1 | 10.3 | 18.400 |
| BL1U4 | 7.1 | 6.4 | 13.500 |
| BL1U5 | 17.8 | 6.6 | 24.400 |
| BL1U6 | 19.9 | 3.2 | 23.100 |
| BL1U7 | 14.4 | 20.8 | 35.200 |
| BL1U8 | 21.2 | 10.3 | 31.500 |
| BL2U1 | 12.9 | 19.9 | 32.800 |
| BL2U2 | 10.4 | 15.2 | 25.600 |
| BL2U3 | 8.1 | 10.1 | 18.200 |
| BL2U4 | 9.7 | 7.1 | 16.800 |
| BL2U5 | 9.7 | 10.8 | 20.500 |
| BL2U6 | 8.6 | 8.1 | 16.700 |
| BL2U7 | 8.1 | 16.6 | 24.700 |
| BL2U8 | 19 | 13.8 | 32.800 |
| BL3U1 | 15.8 | 12.3 | 28.100 |
| BL3U2 | 18.3 | 15.3 | 33.600 |
| BL3U3 | 11.3 | 12.4 | 23.700 |
| BL3U4 | 14.7 | 7.1 | 21.800 |
| BL3U5 | 12.4 | 8.9 | 21.300 |
| BL3U6 | 8.7 | 11 | 19.700 |
| BL3U7 | 18.1 | 19.3 | 37.400 |
| BL3U8 | 20.2 | 13 | 33.200 |
| BL4U1 | 12.1 | 20.4 | 32.500 |
| BL4U2 | 23.9 | 12.4 | 36.300 |
| BL4U3 | 12.2 | 13.7 | 25.900 |
| BL4U4 | 9.7 | 12.9 | 22.600 |
| BL4U5 | 16.7 | 18.2 | 34.900 |
| BL4U6 | 16.3 | 15.2 | 31.500 |
| BL5U1 | 11.1 | 20.5 | 31.600 |

| | 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) |
| BL5U2 | 23.8 | 12.8 | 36.600 |
| BL5U3 | 19.3 | 11.3 | 30.600 |
| BL5U4 | 14.4 | 19.3 | 33.700 |
| BL6U1 | 9.6 | 20.1 | 29.700 |
| BL6U2 | 23.6 | 10.4 | 34.000 |
| BL6U3 | 21.2 | 8.8 | 30.000 |
| BL6U4 | 14.3 | 17 | 31.300 |
| BL701 | 14 | 17.6 | 31.600 |
| BL702 | 18.4 | 13.9 | 32.300 |
| BL703 | 20.8 | 11.9 | 32.700 |
| BL704 | 17.8 | 14.7 | 32.500 |
| All other dwellings | 16.8 | 19.4 | 36.200 |

(c) Common areas and central systems/facilities

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

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|--------------------|---------------------------|-----------------------|--------------------|-------------------------------|
| All common areas | no common facility | 4 star | 5 star | no common laundry facility |

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

| Central energy systems | Type | Specification |
|----------------------------------|--------------------------------------|--|
| Lift bank (No. 3) | gearless traction with V V V F motor | Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 1 lift load capacity: ≥ 1001 kg but ≤ 1500 kg |
| Lift bank (No. 4) | gearless traction with V V V F motor | Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 1 lift load capacity: ≥ 1001 kg but ≤ 1500 kg |
| Central hot water system (No. 2) | electric heat pump – air sourced | Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $2.5 < COP \leq 3.0$ |

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: <ul style="list-style-type: none"> (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 | 2317.8 | - | - |
| garage floor, frame: suspended concrete slab | 3542.2 | - | - |
| concrete slab on ground, frame: | 98.3 | - | none |
| suspended floor above enclosed subfloor, frame: suspended concrete slab | 1988.7 | - | - |
| suspended floor above open subfloor, frame: suspended concrete slab | 1748 | - | - |

External wall types

| External wall type | Construction type | Area (m2) | Low emissions option | Insulation |
|----------------------|----------------------------------|-----------|----------------------|------------|
| External wall type 1 | off form concrete,frame:no frame | 4103 | none | - |

Internal wall types

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

Reinforcement concrete frames/columns

| Building has reinforced concrete frame/columns? | Volume (m ³) | Low emissions option |
|---|--------------------------|----------------------|
| - | - | - |

Ceiling and roof types

| Ceiling and roof type | Area (m ²) | Roof Insulation | Ceiling Insulation |
|-----------------------|------------------------|-----------------|--------------------|
| - | - | - | |

Glazing types

Frame types

| Single glazing (m ²) | Double glazing (m ²) | Triple glazing (m ²) | Aluminium frames (m ²) | Timber frames (m ²) | uPVC frames (m ²) | Steel frames (m ²) | Composite frames (m ²) |
|----------------------------------|----------------------------------|----------------------------------|------------------------------------|---------------------------------|-------------------------------|--------------------------------|------------------------------------|
| - | - | - | - | - | - | - | - |

(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 | 5 star | no common laundry facility |

| Central systems | Size | Configuration | Connection (to allow for...) |
|--|-------------|--|---|
| Central water tank - rainwater or stormwater (No. 1) | 10000 | To collect run-off from at least: - 1300 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). | - irrigation of 2700 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|-------------------------|---|------------------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified. | | ✓ | ✓ |

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

| Common area | Common area ventilation system | | Common area lighting | | |
|------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|------------------------------------|------------------------------|
| | Ventilation system type | Ventilation efficiency measure | Primary type of artificial lighting | Lighting efficiency measure | Lighting control system/ BMS |
| Undercover car park area | ventilation (supply + exhaust) | carbon monoxide monitor + VSD fan | light-emitting diode | zoned switching with motion sensor | no |
| Garbage room | ventilation exhaust only | - | light-emitting diode | motion sensors | no |
| Communal Open Space | no mechanical ventilation | - | light-emitting diode | time clock and motion sensors | no |
| Plant or service room | ventilation supply only | none i.e., continuous | light-emitting diode | manual on / manual off | no |
| Storage/bicycle parking & cleaners | ventilation supply only | time clock or BMS controlled | light-emitting diode | motion sensors | no |
| Entry lobbies | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |
| Hallways and lobbies | no mechanical ventilation | - | light-emitting diode | zoned switching with motion sensor | no |

| Central energy systems | Type | Specification |
|---------------------------|---------------------|--|
| Alternative energy supply | Photovoltaic system | Rated electrical output (min): 0 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).