

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1305985M  
Date of issue: Saturday, 14 May 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Basix-Commitments  
/for details: See the Basix certificate/

Alternative water  
(Main Dwellings) The applicant must install a central rainwater tank of at least 2000 litres.  
The rainwater tanks to collect rain runoff from at least 30 m2 of the roof / See the central systems/  
The applicant must connect the rainwater tank to:  
• all toilets  
• all laundries  
• the rainwater tank to allow irrigation of min. 227 m2, common landscaping in the development / See the central systems/

Fixtures (Each Dwelling)  
•Shower heads ..... 3 star (> 7.5 but <= 9.0 L/min)  
•Toilets.....4 star  
•Kitchen tap.....5 star  
•Basin Taps.....5 star

Hot Water System (Each Dwelling): Gas instantaneous with a performance of 5 stars

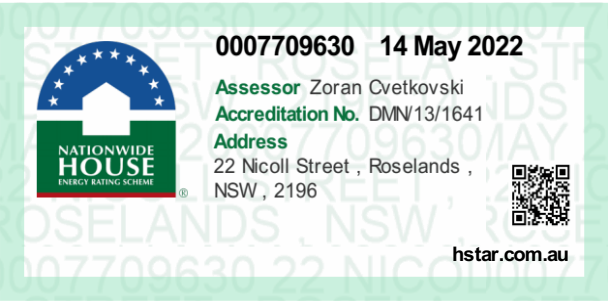
Heating/Cooling (Main Dwellings): 1-phase air-conditioning; Energy rating: EER 2.5-3.0 (Zoned)  
Heating/Cooling (Sec. Dwellings): 1-phase air-conditioning; Energy rating: 2.5\* old label (Living ONLY)

Ventilation (Main Dwellings): Kitchen, Bathrooms & Laundry (individual fan, ducted; operation: manual on/off)  
Ventilation (Sec. Dwellings): Bathroom & Laundry (No mechanical ventilation; Natural), Kitchen (individual fan, ducted; operation: manual on/off)

Natural lighting (Main Dwellings): Window(skylight) in the kitchen and 2 Bathrooms/Toilets  
Natural lighting (Sec. Dwellings): Window(skylight) in the kitchen, and in 1 bathroom/toilet

Artificial lighting fluorescent or (LED)/ DEDICATED/:  
•Main Dwellings- 5 in the bedrooms/study, 2 in the livings, the kitchen, bathrooms, laundry and ALL Hallways  
•Sec. Dwellings- 2 in the bedrooms/study, 2 in the living, the kitchen, bathroom, laundry and ALL Hallways

OTHER  
•The applicant must install a gas cooktop & electric oven in the kitchen of each dwelling.  
•The applicant must install a fixed outdoor clothes drying line for each dwelling



Building Elements  
/For Details: see the Nathers certificate

Thermal Comfort-Simulation method  
A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.  
The dwelling design has been assessed with NatHERS software from an accredited assessor

External Walls  
•Cavity Brick, Foil Sided Bubble Wrap, Anti-glare One Side

Internal Wall  
•Single Skin Brick, Bulk Insulation, No Air Gap R 2.5 (Against Garage)  
•Single Skin Brick, No Insulation (All others)  
•Cavity brick, No Insulation

External Floor  
•Concrete slab on Ground

Internal Floor/Ceiling  
•Concrete Above Plasterboard, Bulk Insulation R 2.5 (Above garage)  
•Concrete Above Plasterboard, No Insulation (All others)

External Ceiling  
•Concrete, Plasterboard, Bulk Insulation R5.0 Unventilated roofspace

Roof  
•Roof Tiles, Foil, Gap Above, Reflective Side Down, Anti-glare Up  
•Waterproofing Membrane, No Insulation, Only an Air Gap

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

Note: All downlights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

Note-Ceiling fans: For the number and the location, see the Nathers certificate

Basix Dwelling Names:

- A-MDw - Lot A, Main Dwelling
- A-SDw – Lot A, Secondary Dwelling
- B-MDw – Lot B, Main Dwelling
- B-SDw – Lot B, Secondary Dwelling