



ROSS HOWIESON ARCHITECTS

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NOMINATED ARCHITECT: ROSS HOWIESON
NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG.NO. DEP 00001060

18th April 2025

The General Manager
Canterbury Bankstown Council
PO Box 8
Bankstown NSW 1885

Ref: Development Application
Co-living Housing Proposal
32-34 Kent Street Belmore

Basix Certificate

We understand Council have requested that a Basix Certificate be provided to Council to accompany the attached Development Application documentation for a Co-Living development containing 35 rooms.

We have applied for an alternative Basix assessment through the portal and have received the email below noting that an alternative Basix assessment is not required and will not be provided.

Please refer the council to [Large boarding houses | Planning Portal - Department of Planning and Environment](#) ie, a BASIX certificate is not required for a large boarding house.

A large boarding house is no longer a 'BASIX building' under the [Environmental Planning and Assessment Regulation 2021 - NSW Legislation](#):

BASIX building means a building that contains at least 1 dwelling, but does not include the following—

- (a) hotel or motel accommodation,
- (b) a boarding house, hostel or co-living housing that—
 - (i) accommodates more than 12 residents, or
 - (ii) has a gross floor area exceeding 300 square metres.

Hence, we don't consider applications for an alternative assessment for a large boarding house. The overlapping National Construction Code Section J provisions apply to this class 3 building.

Kind regards
Lucas
The BASIX Team

Please let me know if you require further information or assistance.

Yours Sincerely,

Ross Howieson B.Arch.