

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 643290M_02

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 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 643290M lodged with the consent authority or certifier on 30 July 2015 with application DA-631/2015.




It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Wednesday, 15 June 2016

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	7 & 9 CASTLEREAGH ST LIVERPOOL_02	
Street address	7 Castlereagh Street Liverpool 2170	
Local Government Area	Liverpool City Council	
Plan type and plan number	deposited 374032	
Lot no.	A	
Section no.	-	
No. of residential flat buildings	2	
No. of units in residential flat buildings	116	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 21	Target 20

Certificate Prepared by

Name / Company Name: Building & Energy Consultants Australia

ABN (if applicable): 92122407783

Description of project

Project address

Project name	7 & 9 CASTLEREAGH ST LIVERPOOL_02
Street address	7 Castlereagh Street Liverpool 2170
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 374032
Lot no.	A
Section no.	-

Project type

No. of residential flat buildings	2
No. of units in residential flat buildings	116
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m²)	3602.9
Roof area (m²)	1660
Non-residential floor area (m²)	0.0
Residential car spaces	140
Non-residential car spaces	0

Common area landscape

Common area lawn (m²)	657.0
Common area garden (m²)	264.0
Area of indigenous or low water use species (m²)	150.0

Assessor details

Assessor number	BDAV/12/1456
Certificate number	14562710
Climate zone	28

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 21	Target 20

Description of project

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

Residential flat buildings - BLOCK A, 46 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)
A101	2	85.9	0.0	0.0	-
A105	1	54.5	0.0	0.0	-
A203	2	78.0	0.0	0.0	-
A301	2	85.9	0.0	0.0	-
A305	1	54.5	0.0	0.0	-
A403	2	78.0	0.0	0.0	-
A502	2	85.9	0.0	0.0	-
A601	2	85.9	0.0	0.0	-
A605	2	86.3	0.0	0.0	-
A704	1	50.0	0.0	0.0	-
A803	2	77.8	0.0	0.0	-
AG03	1	53.1	0.0	17.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A102	2	85.9	0.0	0.0	-
A106	1	55.5	0.0	0.0	-
A204	2	78.3	0.0	0.0	-
A302	2	85.9	0.0	0.0	-
A306	1	55.5	0.0	0.0	-
A404	1	50.0	0.0	0.0	-
A503	2	78.0	0.0	0.0	-
A602	2	85.9	0.0	0.0	-
A701	2	85.9	0.0	0.0	-
A705	2	86.3	0.0	0.0	-
A804	1	59.1	0.0	0.0	-
AG04	2	87.2	0.0	26.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A103	2	78.0	0.0	0.0	-
A201	2	85.9	0.0	0.0	-
A205	1	54.5	0.0	0.0	-
A303	2	78.0	0.0	0.0	-
A401	2	85.9	0.0	0.0	-
A405	2	86.3	0.0	0.0	-
A504	1	50.0	0.0	0.0	-
A603	2	78.0	0.0	0.0	-
A702	2	85.9	0.0	0.0	-
A801	2	81.0	0.0	0.0	-
AG01	3	111.9	0.0	52.5	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A104	2	78.3	0.0	0.0	-
A202	2	85.9	0.0	0.0	-
A206	1	55.5	0.0	0.0	-
A304	2	78.3	0.0	0.0	-
A402	2	85.9	0.0	0.0	-
A501	2	85.9	0.0	0.0	-
A505	2	86.3	0.0	0.0	-
A604	1	50.0	0.0	0.0	-
A703	2	78.0	0.0	0.0	-
A802	2	85.0	0.0	0.0	-
AG02	2	77.8	0.0	30.6	-

Residential flat buildings - BLOCK B, 70 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)
B101	3	97.1	0.0	0.0	-
B105	2	81.2	0.0	0.0	-
B201	3	102.1	0.0	0.0	-
B205	2	81.2	0.0	0.0	-
B301	3	102.1	0.0	0.0	-
B305	2	81.2	0.0	0.0	-
B401	3	95.4	0.0	0.0	-
B405	2	81.2	0.0	0.0	-
B501	3	95.4	0.0	0.0	-
B505	2	81.2	0.0	0.0	-
B601	3	95.4	0.0	0.0	-
B605	2	81.2	0.0	0.0	-
B701	3	95.4	0.0	0.0	-
B705	2	81.2	0.0	0.0	-
B801	3	103.7	0.0	0.0	-
B805	2	85.7	0.0	0.0	-
BG03	2	78.1	0.0	21.0	-
BG07	2	80.1	0.0	21.4	-

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)
B102	2	78.9	0.0	0.0	-
B106	2	81.7	0.0	0.0	-
B202	2	78.9	0.0	0.0	-
B206	2	81.7	0.0	0.0	-
B302	2	78.9	0.0	0.0	-
B306	2	81.7	0.0	0.0	-
B402	2	78.9	0.0	0.0	-
B406	2	81.7	0.0	0.0	-
B502	2	78.9	0.0	0.0	-
B506	2	81.7	0.0	0.0	-
B602	2	78.9	0.0	0.0	-
B606	2	81.7	0.0	0.0	-
B702	2	78.9	0.0	0.0	-
B706	2	81.7	0.0	0.0	-
B802	2	75.6	0.0	0.0	-
B806	3	105.2	0.0	0.0	-
BG04	2	83.2	0.0	21.0	-
BG08	2	81.7	0.0	21.0	-

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)
B103	2	78.1	0.0	0.0	-
B107	2	80.1	0.0	0.0	-
B203	2	78.1	0.0	0.0	-
B207	2	80.1	0.0	0.0	-
B303	2	78.1	0.0	0.0	-
B307	2	80.1	0.0	0.0	-
B403	2	78.1	0.0	0.0	-
B407	2	80.1	0.0	0.0	-
B503	2	78.1	0.0	0.0	-
B507	2	80.1	0.0	0.0	-
B603	2	78.1	0.0	0.0	-
B607	2	80.1	0.0	0.0	-
B703	2	78.1	0.0	0.0	-
B707	2	80.1	0.0	0.0	-
B803	1	50.6	0.0	0.0	-
BG01	3	97.1	0.0	31.2	-
BG05	2	81.2	0.0	19.7	-

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)
B104	2	83.2	0.0	0.0	-
B108	2	81.7	0.0	0.0	-
B204	2	83.2	0.0	0.0	-
B208	2	81.7	0.0	0.0	-
B304	2	83.2	0.0	0.0	-
B308	2	81.7	0.0	0.0	-
B404	2	83.2	0.0	0.0	-
B408	2	81.7	0.0	0.0	-
B504	2	83.2	0.0	0.0	-
B508	3	81.7	0.0	0.0	-
B604	2	83.2	0.0	0.0	-
B608	2	81.7	0.0	0.0	-
B704	2	83.2	0.0	0.0	-
B708	2	81.7	0.0	0.0	-
B804	2	81.0	0.0	0.0	-
BG02	1	51.0	0.0	11.3	-
BG06	2	81.7	0.0	19.5	-

Description of project

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

Common areas of unit building - BLOCK A

Common area	Floor area (m ²)
Lift car (No. 1)	-
Garbage room Block A	15.0
Bin holding area	18.4

Common area	Floor area (m ²)
Lift car (No. 2)	-
Recycling room Block A	11.07
Ground floor lobby Block A	46.0

Common area	Floor area (m ²)
Main Switch room	13.8
Bulky waste	9.4
Hallway/lobby Block A	455.0

Common areas of unit building - BLOCK B

Common area	Floor area (m ²)
Garbage room Block B	23.5
Hallway/lobby Block B	655.0

Common area	Floor area (m ²)
Recycling room Block B	16.8

Common area	Floor area (m ²)
Ground floor lobby Block B	74.4

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Car park area	4967.0

Common area	Floor area (m ²)
Mechanical room	7.89

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - BLOCK A

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for Residential flat buildings - BLOCK B

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

3. Commitments for multi-dwelling houses

4. Commitments for single dwelling houses

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

- (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 - BLOCK A

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	-	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✓	

	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 1	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A801, A803	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	0	0	-	-	-	-	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A101, A102, A103, A104, A105, A106, A201, A202, A203, A204, A205, A206, A301, A302, A303, A304, A305, A306, A401, A402, A403, A404, A405, A501, A502, A503, A504, A505, A601, A602, A603, A604, A605, A701, A702, A703, A704, A705, A802,	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	0	0	-	-	-	-	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A804, AG01, AG02, AG03, AG04												

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	3.5 star	-	-	-	-

(iii) Thermal Comfort	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.			

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
A101	52.8	39.0
A102	64.1	27.4
A103	41.2	36.1
A104	39.7	40.9
A105	83.1	48.0
A106	71.2	44.5
A201	51.6	40.3
A202	49.9	28.8
A203	44.9	31.9
A204	43.4	39.8
A205	82.6	51.0
A206	69.2	47.6
A301	52.4	36.6
A302	52.1	27.2
A303	47.1	28.9

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
A304	62.3	42.3
A305	88.0	50.2
A306	69.4	46.4
A401	54.2	35.6
A402	43.2	40.4
A403	36.8	42.1
A404	54.7	80.5
A405	70.0	37.1
A501	51.9	36.2
A502	43.6	40.1
A503	37.2	42.0
A504	51.3	80.3
A505	66.1	39.3
A601	50.6	37.1
A602	43.9	40.0
A603	37.5	41.4
A604	37.3	68.5
A605	64.2	41.2
A701	53.2	40.3
A702	49.0	42.0
A703	43.2	44.1
A704	52.6	79.7
A705	83.0	57.1
A801	62.9	57.5
A802	61.3	89.6
A803	67.9	85.0
A804	76.0	87.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
AG01	67.1	29.1
AG02	87.6	35.0
AG03	75.8	38.3
All other dwellings	79.3	42.8

(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	3 star	3 star	no common laundry facility

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

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 car (No. 1)	-	-	fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	fluorescent	connected to lift call button	No
Main Switch room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage room Block A	ventilation exhaust only	-	fluorescent	motion sensors	No
Recycling room Block A	ventilation exhaust only	-	fluorescent	motion sensors	No
Bulky waste	ventilation exhaust only	-	fluorescent	motion sensors	No
Bin holding area	ventilation exhaust only	-	fluorescent	motion sensors	No
Ground floor lobby Block A	no mechanical ventilation	-	fluorescent	motion sensors	No
Hallway/lobby Block A	no mechanical ventilation	-	fluorescent	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 11
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 11

2. Commitments for Residential flat buildings - BLOCK B

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	-	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✓	

	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 1	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
B801, B803, B804	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	0	0	-	-	-	-	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
B101, B102, B103, B104, B105, B106, B107, B108, B201, B202, B203, B204, B205, B206, B207, B208, B301, B302, B303, B304, B305, B306, B307, B308, B401, B402, B403, B404, B405, B406, B407, B408, B501, B502, B503, B504, B505, B506, B507,	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	0	0	-	-	-	-	0	no

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
B508, B601, B602, B603, B604, B605, B606, B607, B608, B701, B702, B703, B704, B705, B706, B707, B708, B802, B805, B806, BG01, BG02, BG03, BG04, BG05, BG06, BG07, BG08												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	3.5 star	-	-	-	-

(iii) Thermal Comfort	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.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
B101	56.4	36.5
B102	44.8	45.6
B103	51.3	41.4
B104	54.5	39.2
B107	42.7	36.5
B201	52.6	65.1
B202	42.7	47.3
B203	52.3	40.5
B204	54.9	38.8
B207	45.1	38.4
B301	47.6	65.4
B302	42.5	47.8
B303	51.2	44.0
B304	54.2	41.9
B305	43.6	47.4
B306	41.9	34.7
B307	36.2	59.9
B308	45.1	52.1
B401	40.3	46.7
B403	53.7	45.4
B404	58.9	40.0
B405	48.6	40.0
B406	46.9	30.9
B407	40.6	48.1
B408	51.1	49.0
B501	40.7	46.5
B504	57.4	39.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
B505	48.4	38.6
B506	47.4	30.5
B507	41.0	47.4
B601	40.8	46.2
B602	47.4	42.4
B604	55.5	40.4
B605	48.6	38.3
B606	48.3	29.5
B607	41.4	46.3
B701	49.8	50.2
B702	69.6	55.9
B703	73.2	59.3
B704	74.4	48.6
B705	66.4	45.4
B706	72.6	40.1
B707	64.4	58.0
B708	66.2	48.1
B801	69.8	62.4
B802	79.9	78.5
B803	56.2	87.7
B804	64.4	72.4
B805	78.8	67.5
B806	75.2	53.6
BG01	65.9	44.0
BG02	79.3	38.6
BG03	69.4	28.5
BG04	71.0	31.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
BG05	75.9	32.5
BG06	64.4	33.2
BG07	70.9	34.7
BG08	78.4	32.6
B105, B205	52.8	34.5
B106, B206	42.4	34.1
B108, B208	48.0	52.6
B402, B502	47.5	41.9
B503, B603	53.4	46.2
All other dwellings	53.9	42.2

(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	3 star	3 star	no common laundry facility

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

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
Garbage room Block B	ventilation exhaust only	-	fluorescent	motion sensors	No
Recycling room Block B	ventilation exhaust only	-	fluorescent	motion sensors	No
Ground floor lobby Block B	no mechanical ventilation	-	fluorescent	motion sensors	No
Hallway/lobby Block B	no mechanical ventilation	-	fluorescent	motion sensors	No

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

(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	3 star	3 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

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

(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
Car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Mechanical room	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

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).

NatHERS - THERMAL COMFORT SUMMARY

Address: 7-9 Castlereagh Street Liverpool 2170		
Software BERS 4.2. Certificate No # 14562710		Star rating average: 5.2
Building Elements	Material	Detail
External walls	Hebel + Furring Channel + Gyprock	R1.5 Bulk Insulation
Internal walls within Units	Plasterboard on studs	-
Common walls between units and fire stairs/lifts	Concrete + Furring Channel + Gyprock	R1.0 Bulk Insulation
Common walls between Units	Hebel + Furring Channel + Gyprock	R1.5 Bulk insulation
Common wall between units and the lobby	Hebel + Furring Channel + Gyprock	R1.5 Bulk insulation
Ceilings	Plasterboard	R2.5 bulk insulation to ceilings with metal roof above
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit A102
Roof	Concrete	R1.5 Bulk Insulation to the underside of the exposed concrete roof to Units A304, A305, A705, B701, B708
	Metal roof, colour dark	R1.3 Anticon blanket to all top floor units
Windows	Aluminium Frame Single Glazed Low e or similar	U Value 4.7 or less and SHGC 0.63 +/- 10% to units A801, B801, B803 only
	Aluminium Frame Single Glazed Clear	U Value 6.57 or less and SHGC 0.74 +/- 10% rest of units
Skylights	Double glazed	-
Lighting: Units have been rated without downlights		
Bathroom, Ensuite and Laundry Exhaust fans to have self-closing dampers		

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings