

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 839536M




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 29/06/2009 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Wednesday, 12 July 2017

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



Project summary		
Project name	484-488 Bringelly Rd Austral Lot 2	
Street address	484-488 Bringelly Road Austral 2179	
Local Government Area	Liverpool City Council	
Plan type and plan number	deposited 1203674	
Lot no.	6 & 7	
Section no.	-	
No. of residential flat buildings	2	
No. of units in residential flat buildings	144	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	 41	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 35	Target 35

Certificate Prepared by



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Description of project

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

Site details

Site area (m ²)	7261.5
Roof area (m ²)	3932
Non-residential floor area (m ²)	-
Residential car spaces	184
Non-residential car spaces	-

Common area landscape

Common area lawn (m ²)	158.4
Common area garden (m ²)	1087.2
Area of indigenous or low water use species (m ²)	711.0

Assessor details

Assessor number	BDAV/13/1645
Certificate number	0001698970
Climate zone	28

Project score

Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 35	Target 35

Description of project

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

Residential flat buildings - Block A, 72 dwellings, 4 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)
AG01	3	101.8	0.0	0.0	-
AG05	2	78.3	0.0	0.0	-
AG09	2	71.1	5.3	0.0	-
AG13	2	79.6	0.0	0.0	-
AG17	2	81.4	0.0	0.0	-
A0104	2	78.8	0.0	0.0	-
A0108	2	81.4	0.0	0.0	-
A0112	2	84.5	0.0	0.0	-
A0116	2	73.7	5.5	0.0	-
A0201	1	54.2	0.0	0.0	-
A0205	2	79.4	0.0	0.0	-
A0209	1	53.5	0.0	0.0	-
A0213	2	81.5	0.0	0.0	-
A0217	2	77.7	0.0	0.0	-
A0302	2	84.7	0.0	0.0	-
A0306	2	78.3	0.0	0.0	-
A0310	1	52.0	0.0	0.0	-
A0314	2	73.7	5.5	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)
AG02	2	75.1	0.0	0.0	-
AG06	2	71.9	5.0	0.0	-
AG10	2	82.8	0.0	0.0	-
AG14	2	79.5	0.0	0.0	-
A0101	1	54.2	0.0	0.0	-
A0105	2	79.4	0.0	0.0	-
A0109	1	53.5	0.0	0.0	-
A0113	2	81.5	0.0	0.0	-
A0117	2	54.0	0.0	0.0	-
A0202	2	84.7	0.0	0.0	-
A0206	2	78.3	0.0	0.0	-
A0210	2	76.4	0.0	0.0	-
A0214	2	75.7	0.0	0.0	-
A0218	2	81.4	0.0	0.0	-
A0303	2	75.1	0.0	0.0	-
A0307	1	45.6	4.8	0.0	-
A0311	1	57.9	0.0	0.0	-
A0315	2	77.7	0.0	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)
AG03	2	78.8	0.0	0.0	-
AG07	2	81.4	0.0	0.0	-
AG11	2	84.5	0.0	0.0	-
AG15	2	73.7	5.5	0.0	-
A0102	2	84.7	0.0	0.0	-
A0106	2	78.3	0.0	0.0	-
A0110	2	76.4	0.0	0.0	-
A0114	2	75.7	0.0	0.0	-
A0118	2	81.4	0.0	0.0	-
A0203	2	75.1	0.0	0.0	-
A0207	2	76.9	0.0	0.0	-
A0211	2	76.3	0.0	0.0	-
A0215	2	79.5	0.0	0.0	-
A0219	1	51.4	0.0	0.0	-
A0304	2	78.8	0.0	0.0	-
A0308	2	76.0	0.0	0.0	-
A0312	2	75.7	0.0	0.0	-
A0316	2	81.4	0.0	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)
AG04	2	79.4	0.0	0.0	-
AG08	1	53.5	0.0	0.0	-
AG12	2	81.5	0.0	0.0	-
AG16	2	77.7	0.0	0.0	-
A0103	2	75.1	0.0	0.0	-
A0107	2	76.9	0.0	0.0	-
A0111	2	76.3	0.0	0.0	-
A0115	2	79.5	0.0	0.0	-
A0119	1	51.4	0.0	0.0	-
A0204	2	78.8	0.0	0.0	-
A0208	2	81.4	0.0	0.0	-
A0212	2	84.5	0.0	0.0	-
A0216	2	73.7	5.5	0.0	-
A0301	1	54.2	0.0	0.0	-
A0305	2	79.4	0.0	0.0	-
A0309	2	75.6	0.0	0.0	-
A0313	2	79.5	0.0	0.0	-
A0317	1	51.4	0.0	0.0	-

Residential flat buildings - Block B, 72 dwellings, 4 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)
BG01	3	101.8	0.0	0.0	-
BG05	2	78.3	0.0	0.0	-
BG09	2	71.1	5.3	0.0	-
BG13	2	79.6	0.0	0.0	-
BG17	2	81.4	0.0	0.0	-
B0104	2	78.8	0.0	0.0	-
B0108	2	83.2	0.0	0.0	-
B0112	2	83.6	0.0	0.0	-
B0116	2	73.7	5.5	0.0	-
B0201	1	54.2	0.0	0.0	-
B0205	2	79.4	0.0	0.0	-
B0209	1	53.5	0.0	0.0	-
B0213	2	81.5	0.0	0.0	-
B0217	2	78.9	0.0	0.0	-
B0302	2	84.7	0.0	0.0	-
B0306	2	78.3	0.0	0.0	-
B0310	1	52.0	0.0	0.0	-
B0314	2	73.7	5.5	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)
BG02	2	75.1	0.0	0.0	-
BG06	2	71.9	5.0	0.0	-
BG10	2	82.8	0.0	0.0	-
BG14	2	79.5	0.0	0.0	-
B0101	1	54.2	0.0	0.0	-
B0105	2	79.4	0.0	0.0	-
B0109	1	53.5	0.0	0.0	-
B0113	2	81.5	0.0	0.0	-
B0117	2	78.9	0.0	0.0	-
B0202	2	84.7	0.0	0.0	-
B0206	2	78.3	0.0	0.0	-
B0210	2	71.1	5.3	0.0	-
B0214	2	77.4	0.0	0.0	-
B0218	2	81.4	0.0	0.0	-
B0303	2	75.1	0.0	0.0	-
B0307	1	45.6	4.8	0.0	-
B0311	1	57.9	0.0	0.0	-
B0315	2	78.9	0.0	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)
BG03	2	78.8	0.0	0.0	-
BG07	2	83.2	0.0	0.0	-
BG11	2	84.5	0.0	0.0	-
BG15	2	73.7	5.5	0.0	-
B0102	2	84.7	0.0	0.0	-
B0106	2	78.3	0.0	0.0	-
B0110	2	71.1	5.3	0.0	-
B0114	2	77.4	0.0	0.0	-
B0118	2	81.4	0.0	0.0	-
B0203	2	75.1	0.0	0.0	-
B0207	2	71.9	0.0	0.0	-
B0211	2	76.3	0.0	0.0	-
B0215	2	79.5	0.0	0.0	-
B0219	1	54.3	0.0	0.0	-
B0304	2	78.8	0.0	0.0	-
B0308	2	76.0	0.0	0.0	-
B0312	2	79.6	0.0	0.0	-
B0316	2	81.4	0.0	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)
BG04	2	79.4	0.0	0.0	-
BG08	1	53.5	0.0	0.0	-
BG12	2	81.5	0.0	0.0	-
BG16	2	78.9	0.0	0.0	-
B0103	2	75.1	0.0	0.0	-
B0107	2	71.9	0.0	0.0	-
B0111	2	76.3	0.0	0.0	-
B0115	2	79.5	0.0	0.0	-
B0119	1	54.3	0.0	0.0	-
B0204	2	78.8	0.0	0.0	-
B0208	2	83.2	0.0	0.0	-
B0212	2	83.6	0.0	0.0	-
B0216	2	73.7	5.5	0.0	-
B0301	1	54.2	0.0	0.0	-
B0305	2	79.4	0.0	0.0	-
B0309	2	75.6	0.0	0.0	-
B0313	2	79.5	0.0	0.0	-
B0317	1	51.4	0.0	0.0	-

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 (m²)
Lift car (No.1)	-
Lvl 1-3 Lobby A	381.0

Common area	Floor area (m²)
Lift car (No.2)	-

Common area	Floor area (m²)
Ground floor lobby A	161.0

Common areas of unit building - Block B

Common area	Floor area (m²)
Lift car (No.3)	-
Lvl 1-3 Lobby B	390.0

Common area	Floor area (m²)
Lift car (No.4)	-

Common area	Floor area (m²)
Ground floor lobby B	168.0

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Basement	5516.0
Switch room basement A	13.0
Plant room basement B	50.0

Common area	Floor area (m²)
Garbage room basement A	58.0
Pump room Basement A	21.0
Basement Toilet A	7.0

Common area	Floor area (m²)
Garbage room basement B	45.0
Switch room basement B	37.0

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	4 star	4 star	-	-	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
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	gas instantaneous 6 star	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
AG01	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
A0307	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
AG06, A0107, A0207	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
A0211, A0219, A0310, A0311, A0317	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
AG02, AG03, AG15, A0103, A0104, A0116, A0203, A0204, A0216, A0303, A0304, A0314	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	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
AG05, AG07, AG10, AG11, AG12, AG13, A0102, A0106, A0108, A0112, A0113, A0114, A0202, A0206, A0208, A0212, A0213, A0214, A0302, A0306, A0312	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

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	-	yes	3.5 star	-	2 star	yes	no

(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/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
AG01	63.1	20.6
AG02	48.8	47.7
AG03	44.4	39.4
AG04	57.0	30.8
AG05	49.2	30.3

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
AG06	35.7	38.1
AG07	49.2	58.8
AG08	58.6	61.7
AG09	48.6	44.3
AG10	44.3	37.9
AG11	49.7	57.0
AG12	53.7	45.1
AG13	58.7	27.3
AG14	62.0	24.0
AG15	57.0	45.2
AG16	36.5	32.9
AG17	53.3	43.1
A0101	44.5	29.5
A0102	48.2	21.0
A0103	38.6	45.1
A0104	36.8	45.0
A0105	41.1	34.8
A0106	31.1	34.0
A0107	29.2	51.0
A0108	40.5	44.4
A0109	57.3	57.6
A0110	38.8	38.9
A0111	23.5	29.4
A0112	40.8	42.8
A0113	37.0	32.4
A0114	59.5	28.3
A0115	48.5	22.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
A0116	47.3	45.9
A0117	22.9	29.4
A0118	46.3	35.3
A0119	38.8	28.0
A0201	45.2	29.1
A0202	49.0	20.8
A0203	37.5	45.3
A0204	35.5	46.2
A0205	35.0	36.0
A0206	26.6	34.7
A0207	37.0	53.0
A0208	43.2	44.2
A0209	54.6	60.3
A0210	46.4	41.2
A0211	38.4	33.8
A0212	50.9	48.0
A0213	41.9	33.7
A0214	60.4	28.4
A0215	49.3	22.6
A0216	45.8	46.2
A0217	21.5	29.6
A0218	46.4	36.4
A0219	40.5	27.7
A0301	53.1	44.9
A0302	57.5	33.7
A0303	58.7	42.7
A0304	57.0	44.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
A0305	54.0	51.1
A0306	48.9	45.8
A0307	57.9	49.8
A0308	59.8	43.1
A0311	56.0	44.8
A0312	53.9	43.5
A0313	54.7	39.1
A0314	62.1	46.4
A0315	41.5	31.7
A0316	55.8	50.2
A0317	47.7	49.4
All other dwellings	60.0	60.0

(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	4 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 ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Ground floor lobby A	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No
Lvl 1-3 Lobby A	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 5
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 5

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	4 star	4 star	-	-	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
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	gas instantaneous 6 star	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
BG01	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
B0307	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
BG06, B0107, B0207	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
B0119, B0219, B0317	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
BG15, B0116, B0216, B0314	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	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
BG02, BG03, BG05, BG07, BG10, BG11, BG12, BG13, B0102, B0103, B0104, B0106, B0108, B0112, B0113, B0114, B0202, B0203, B0204, B0206, B0208, B0212, B0213, B0214, B0302, B0303, B0304, B0306, B0312	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning 5 Star	-	1-phase airconditioning 5 Star	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

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	-	yes	3.5 star	-	2 star	yes	no

(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)
BG01	63.1	20.6
BG02	46.9	39.1
BG03	40.0	45.2
BG04	57.0	30.8
BG05	49.2	30.3
BG06	27.9	41.3
BG07	48.0	58.0
BG08	58.6	61.7
BG09	48.6	44.3
BG10	48.2	40.5
BG11	49.7	57.0
BG12	53.7	45.1
BG13	60.1	26.0
BG14	62.0	24.0
BG15	51.8	61.4
BG16	30.2	23.6
BG17	51.9	36.1
B0101	44.5	29.5
B0102	48.2	21.0
B0103	37.3	42.3
B0104	25.8	37.6
B0105	30.8	37.9
B0106	23.1	37.6
B0107	22.3	33.9
B0108	38.1	43.2
B0109	45.6	60.0
B0110	33.7	35.4

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
B0111	23.5	29.4
B0112	40.9	41.9
B0113	38.6	36.5
B0114	48.8	26.4
B0115	47.5	25.0
B0116	39.9	48.2
B0117	25.2	33.7
B0118	45.6	34.1
B0119	43.4	25.9
B0201	45.2	29.1
B0202	49.0	20.8
B0203	36.1	42.5
B0204	24.6	38.1
B0205	31.3	37.1
B0206	23.6	36.8
B0207	25.6	39.8
B0208	40.9	42.9
B0209	54.1	63.3
B0210	41.3	37.4
B0211	38.4	33.8
B0212	43.8	42.2
B0213	43.6	38.3
B0214	48.8	26.5
B0215	47.0	25.5
B0216	38.7	48.9
B0217	23.8	34.0
B0218	45.7	35.2

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
B0219	43.6	26.6
B0301	53.1	44.9
B0302	57.5	33.7
B0303	56.8	40.4
B0304	43.7	37.9
B0305	52.6	50.6
B0306	46.1	48.7
B0307	52.1	49.3
B0308	59.8	43.1
B0309	63.0	50.9
B0310	58.4	56.0
B0311	56.0	44.8
B0312	56.5	39.8
B0313	57.8	36.6
B0314	59.0	48.9
B0315	44.8	33.9
B0316	62.0	53.7
All other dwellings	47.7	49.4

(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	4 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 ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
Ground floor lobby B	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No
Lvl 1-3 Lobby B	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 5
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 5

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	4 star	4 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
Basement	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	No
Garbage room basement A	ventilation exhaust only	-	light-emitting diode	motion sensors	No
Garbage room basement B	ventilation exhaust only	-	light-emitting diode	motion sensors	No
Switch room basement A	ventilation supply only	interlocked to light	light-emitting diode	motion sensors	No
Pump room Basement A	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Switch room basement B	ventilation supply only	interlocked to light	light-emitting diode	motion sensors	No
Plant room basement B	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Basement Toilet A	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No

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).