

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1024557M

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

Secretary

Date of issue: Wednesday, 27 October 2021

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



Planning,
Industry &
Environment

Project summary

Project name	Hunter St Newcastle West DG9
Street address	854 Hunter Street Newcastle West 2302
Local Government Area	Newcastle City Council
Plan type and plan number	deposited 1245750
Lot no.	100
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	356
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 20	Target 20

Certificate Prepared by

Name / Company Name: Gradwell Consulting

ABN (if applicable): 68 872 791 784

Description of project

Project address

Project name	Hunter St Newcastle West DG9
Street address	854 Hunter Street Newcastle West 2302
Local Government Area	Newcastle City Council
Plan type and plan number	deposited 1245750
Lot no.	100
Section no.	-

Project type

No. of residential flat buildings	2
No. of units in residential flat buildings	356
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	12050
Roof area (m ²)	832
Non-residential floor area (m ²)	4655.0
Residential car spaces	0
Non-residential car spaces	0




Common area landscape

Common area lawn (m ²)	270.0
Common area garden (m ²)	1073.0
Area of indigenous or low water use species (m ²)	0.0

Assessor details

Assessor number	DMN/12/1451
Certificate number	0006713290
Climate zone	15
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	 42	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 20	Target 20

Description of project

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

Residential flat buildings - West, 185 dwellings, 29 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)
W501 3		101.0	0.0	0.0	0.0
W506 2		85.0	0.0	0.0	0.0
W605 1		58.0	0.0	0.0	0.0
W701 3		102.0	0.0	0.0	0.0
W706 2		93.0	0.0	0.0	0.0
W802 1		55.0	0.0	0.0	0.0
W807 2		77.0	0.0	0.0	0.0
W903 2		84.0	0.0	0.0	0.0
W908 3		113.0	0.0	0.0	0.0
W1004 1		52.0	0.0	0.0	0.0
W1009 2		82.0	0.0	0.0	0.0
W1105 1		58.0	0.0	0.0	0.0
W1201 3		102.0	0.0	0.0	0.0
W1206 2		93.0	0.0	0.0	0.0
W1302 1		55.0	0.0	0.0	0.0
W1307 2		77.0	0.0	0.0	0.0
W1403 2		84.0	0.0	0.0	0.0
W1408 3		113.0	0.0	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)
W502 1		52.0	0.0	0.0	0.0
W601 3		102.0	0.0	0.0	0.0
W606 2		93.0	0.0	0.0	0.0
W702 1		55.0	0.0	0.0	0.0
W707 2		77.0	0.0	0.0	0.0
W803 2		84.0	0.0	0.0	0.0
W808 3		113.0	0.0	0.0	0.0
W904 1		52.0	0.0	0.0	0.0
W909 2		82.0	0.0	0.0	0.0
W1005 1		58.0	0.0	0.0	0.0
W1101 3		102.0	0.0	0.0	0.0
W1106 2		93.0	0.0	0.0	0.0
W1202 1		55.0	0.0	0.0	0.0
W1207 2		77.0	0.0	0.0	0.0
W1303 2		84.0	0.0	0.0	0.0
W1308 3		113.0	0.0	0.0	0.0
W1404 1		52.0	0.0	0.0	0.0
W1409 2		82.0	0.0	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)
W503 2		83.0	0.0	0.0	0.0
W602 1		55.0	0.0	0.0	0.0
W607 2		77.0	0.0	0.0	0.0
W703 2		84.0	0.0	0.0	0.0
W708 3		113.0	0.0	0.0	0.0
W804 1		52.0	0.0	0.0	0.0
W809 2		82.0	0.0	0.0	0.0
W905 1		58.0	0.0	0.0	0.0
W1001 3		102.0	0.0	0.0	0.0
W1006 2		93.0	0.0	0.0	0.0
W1102 1		55.0	0.0	0.0	0.0
W1107 2		77.0	0.0	0.0	0.0
W1203 2		84.0	0.0	0.0	0.0
W1208 3		113.0	0.0	0.0	0.0
W1304 1		52.0	0.0	0.0	0.0
W1309 2		82.0	0.0	0.0	0.0
W1405 1		58.0	0.0	0.0	0.0
W1501 3		102.0	0.0	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)
W504 2		79.0	0.0	0.0	0.0
W603 2		84.0	0.0	0.0	0.0
W608 3		113.0	0.0	0.0	0.0
W704 1		52.0	0.0	0.0	0.0
W709 2		82.0	0.0	0.0	0.0
W805 1		58.0	0.0	0.0	0.0
W901 3		102.0	0.0	0.0	0.0
W906 2		93.0	0.0	0.0	0.0
W1002 1		55.0	0.0	0.0	0.0
W1007 2		77.0	0.0	0.0	0.0
W1103 2		84.0	0.0	0.0	0.0
W1108 3		113.0	0.0	0.0	0.0
W1204 1		52.0	0.0	0.0	0.0
W1209 2		82.0	0.0	0.0	0.0
W1305 1		58.0	0.0	0.0	0.0
W1401 3		102.0	0.0	0.0	0.0
W1406 2		93.0	0.0	0.0	0.0
W1502 1		55.0	0.0	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)
W505 2		78.0	0.0	0.0	0.0
W604 1		52.0	0.0	0.0	0.0
W609 2		82.0	0.0	0.0	0.0
W705 1		58.0	0.0	0.0	0.0
W801 3		102.0	0.0	0.0	0.0
W806 2		93.0	0.0	0.0	0.0
W902 1		55.0	0.0	0.0	0.0
W907 2		77.0	0.0	0.0	0.0
W1003 2		84.0	0.0	0.0	0.0
W1008 3		113.0	0.0	0.0	0.0
W1104 1		52.0	0.0	0.0	0.0
W1109 2		82.0	0.0	0.0	0.0
W1205 1		58.0	0.0	0.0	0.0
W1301 3		102.0	0.0	0.0	0.0
W1306 2		93.0	0.0	0.0	0.0
W1402 1		55.0	0.0	0.0	0.0
W1407 2		77.0	0.0	0.0	0.0
W1503 2		84.0	0.0	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)
W15041	52.0	0.0	0.0	0.0	0.0
W15092	82.0	0.0	0.0	0.0	0.0
W16051	58.0	0.0	0.0	0.0	0.0
W17013	102.0	0.0	0.0	0.0	0.0
W17062	93.0	0.0	0.0	0.0	0.0
W18021	55.0	0.0	0.0	0.0	0.0
W18072	77.0	0.0	0.0	0.0	0.0
W19032	84.0	0.0	0.0	0.0	0.0
W19082	82.0	0.0	0.0	0.0	0.0
W20053	117.0	0.0	0.0	0.0	0.0
W21021	55.0	0.0	0.0	0.0	0.0
W21073	113.0	0.0	0.0	0.0	0.0
W22042	88.0	0.0	0.0	0.0	0.0
W23013	113.0	0.0	0.0	0.0	0.0
W23063	114.0	0.0	0.0	0.0	0.0
W24043	114.0	0.0	0.0	0.0	0.0
W25024	145.0	0.0	0.0	0.0	0.0
	or more bedrooms				
W26013	134.0	0.0	0.0	0.0	0.0
W27013	114.0	0.0	0.0	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)
W15051	58.0	0.0	0.0	0.0	0.0
W16013	102.0	0.0	0.0	0.0	0.0
W16062	93.0	0.0	0.0	0.0	0.0
W17021	55.0	0.0	0.0	0.0	0.0
W17072	77.0	0.0	0.0	0.0	0.0
W18032	84.0	0.0	0.0	0.0	0.0
W18083	113.0	0.0	0.0	0.0	0.0
W19042	88.0	0.0	0.0	0.0	0.0
W20013	102.0	0.0	0.0	0.0	0.0
W20062	77.0	0.0	0.0	0.0	0.0
W21032	84.0	0.0	0.0	0.0	0.0
W21082	82.0	0.0	0.0	0.0	0.0
W22053	117.0	0.0	0.0	0.0	0.0
W23022	90.0	0.0	0.0	0.0	0.0
W23072	82.0	0.0	0.0	0.0	0.0
W24052	77.0	0.0	0.0	0.0	0.0
W25033	114.0	0.0	0.0	0.0	0.0
W26023	114.0	0.0	0.0	0.0	0.0
W27022	96.0	0.0	0.0	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)
W15062	93.0	0.0	0.0	0.0	0.0
W16021	55.0	0.0	0.0	0.0	0.0
W16072	77.0	0.0	0.0	0.0	0.0
W17032	84.0	0.0	0.0	0.0	0.0
W17083	113.0	0.0	0.0	0.0	0.0
W18041	52.0	0.0	0.0	0.0	0.0
W18092	82.0	0.0	0.0	0.0	0.0
W19053	117.0	0.0	0.0	0.0	0.0
W20021	55.0	0.0	0.0	0.0	0.0
W20073	113.0	0.0	0.0	0.0	0.0
W21042	88.0	0.0	0.0	0.0	0.0
W22013	102.0	0.0	0.0	0.0	0.0
W22062	77.0	0.0	0.0	0.0	0.0
W23032	88.0	0.0	0.0	0.0	0.0
W24012	92.0	0.0	0.0	0.0	0.0
W24063	113.0	0.0	0.0	0.0	0.0
W25042	77.0	0.0	0.0	0.0	0.0
W26033	117.0	0.0	0.0	0.0	0.0
W27033	114.0	0.0	0.0	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)
W15072	77.0	0.0	0.0	0.0	0.0
W16032	84.0	0.0	0.0	0.0	0.0
W16083	113.0	0.0	0.0	0.0	0.0
W17041	52.0	0.0	0.0	0.0	0.0
W17092	82.0	0.0	0.0	0.0	0.0
W18051	58.0	0.0	0.0	0.0	0.0
W19013	102.0	0.0	0.0	0.0	0.0
W19062	77.0	0.0	0.0	0.0	0.0
W20032	84.0	0.0	0.0	0.0	0.0
W20082	82.0	0.0	0.0	0.0	0.0
W21053	117.0	0.0	0.0	0.0	0.0
W22021	55.0	0.0	0.0	0.0	0.0
W22073	113.0	0.0	0.0	0.0	0.0
W23043	117.0	0.0	0.0	0.0	0.0
W24022	101.0	0.0	0.0	0.0	0.0
W24072	82.0	0.0	0.0	0.0	0.0
W25053	113.0	0.0	0.0	0.0	0.0
W26042	77.0	0.0	0.0	0.0	0.0
W27042	77.0	0.0	0.0	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)
W15083	113.0	0.0	0.0	0.0	0.0
W16041	52.0	0.0	0.0	0.0	0.0
W16092	82.0	0.0	0.0	0.0	0.0
W17051	58.0	0.0	0.0	0.0	0.0
W18013	102.0	0.0	0.0	0.0	0.0
W18062	93.0	0.0	0.0	0.0	0.0
W19021	55.0	0.0	0.0	0.0	0.0
W19073	113.0	0.0	0.0	0.0	0.0
W20042	88.0	0.0	0.0	0.0	0.0
W21013	102.0	0.0	0.0	0.0	0.0
W21062	77.0	0.0	0.0	0.0	0.0
W22032	84.0	0.0	0.0	0.0	0.0
W22082	82.0	0.0	0.0	0.0	0.0
W23052	77.0	0.0	0.0	0.0	0.0
W24031	59.0	0.0	0.0	0.0	0.0
W25012	72.0	0.0	0.0	0.0	0.0
W25062	82.0	0.0	0.0	0.0	0.0
W26053	113.0	0.0	0.0	0.0	0.0
W27053	113.0	0.0	0.0	0.0	0.0

Residential flat buildings - East, 171 dwellings, 31 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)
E501	2	86.0	0.0	0.0	0.0
E601	1	62.0	0.0	0.0	0.0
E606	2	83.0	0.0	0.0	0.0
E703	2	76.0	0.0	0.0	0.0
E708	1	58.0	0.0	0.0	0.0
E805	2	86.0	0.0	0.0	0.0
E902	2	87.0	0.0	0.0	0.0
E907	2	86.0	0.0	0.0	0.0
E10043	112.0	0.0	0.0	0.0	0.0
E11011	62.0	0.0	0.0	0.0	0.0
E11062	83.0	0.0	0.0	0.0	0.0
E12032	76.0	0.0	0.0	0.0	0.0
E12081	58.0	0.0	0.0	0.0	0.0
E13052	86.0	0.0	0.0	0.0	0.0
E14022	87.0	0.0	0.0	0.0	0.0
E14072	86.0	0.0	0.0	0.0	0.0
E15043	112.0	0.0	0.0	0.0	0.0
E16012	74.0	0.0	0.0	0.0	0.0
E16062	83.0	0.0	0.0	0.0	0.0
E17043	112.0	0.0	0.0	0.0	0.0
E18023	109.0	0.0	0.0	0.0	0.0
E18073	105.0	0.0	0.0	0.0	0.0
E19052	86.0	0.0	0.0	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)
E502	2	83.0	0.0	0.0	0.0
E602	2	87.0	0.0	0.0	0.0
E607	2	86.0	0.0	0.0	0.0
E704	3	112.0	0.0	0.0	0.0
E801	1	62.0	0.0	0.0	0.0
E806	2	83.0	0.0	0.0	0.0
E903	2	76.0	0.0	0.0	0.0
E908	1	58.0	0.0	0.0	0.0
E10052	86.0	0.0	0.0	0.0	0.0
E11022	87.0	0.0	0.0	0.0	0.0
E11072	86.0	0.0	0.0	0.0	0.0
E12043	112.0	0.0	0.0	0.0	0.0
E13011	62.0	0.0	0.0	0.0	0.0
E13062	83.0	0.0	0.0	0.0	0.0
E14032	76.0	0.0	0.0	0.0	0.0
E14081	58.0	0.0	0.0	0.0	0.0
E15052	86.0	0.0	0.0	0.0	0.0
E16023	109.0	0.0	0.0	0.0	0.0
E16073	105.0	0.0	0.0	0.0	0.0
E17052	86.0	0.0	0.0	0.0	0.0
E18032	76.0	0.0	0.0	0.0	0.0
E19012	74.0	0.0	0.0	0.0	0.0
E19062	83.0	0.0	0.0	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)
E503	2	86.0	0.0	0.0	0.0
E603	2	76.0	0.0	0.0	0.0
E608	1	58.0	0.0	0.0	0.0
E705	2	86.0	0.0	0.0	0.0
E802	2	87.0	0.0	0.0	0.0
E807	2	86.0	0.0	0.0	0.0
E904	3	112.0	0.0	0.0	0.0
E10011	62.0	0.0	0.0	0.0	0.0
E10062	83.0	0.0	0.0	0.0	0.0
E11032	76.0	0.0	0.0	0.0	0.0
E11081	58.0	0.0	0.0	0.0	0.0
E12052	86.0	0.0	0.0	0.0	0.0
E13022	87.0	0.0	0.0	0.0	0.0
E13072	86.0	0.0	0.0	0.0	0.0
E14043	112.0	0.0	0.0	0.0	0.0
E15011	62.0	0.0	0.0	0.0	0.0
E15062	83.0	0.0	0.0	0.0	0.0
E16032	76.0	0.0	0.0	0.0	0.0
E17012	74.0	0.0	0.0	0.0	0.0
E17062	83.0	0.0	0.0	0.0	0.0
E18043	112.0	0.0	0.0	0.0	0.0
E19023	109.0	0.0	0.0	0.0	0.0
E19073	105.0	0.0	0.0	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)
E504	2	58.0	0.0	0.0	0.0
E604	3	112.0	0.0	0.0	0.0
E701	1	62.0	0.0	0.0	0.0
E706	2	83.0	0.0	0.0	0.0
E803	2	76.0	0.0	0.0	0.0
E808	1	58.0	0.0	0.0	0.0
E905	2	86.0	0.0	0.0	0.0
E10022	87.0	0.0	0.0	0.0	0.0
E10072	86.0	0.0	0.0	0.0	0.0
E11043	112.0	0.0	0.0	0.0	0.0
E12011	62.0	0.0	0.0	0.0	0.0
E12062	83.0	0.0	0.0	0.0	0.0
E13032	76.0	0.0	0.0	0.0	0.0
E13081	58.0	0.0	0.0	0.0	0.0
E14052	86.0	0.0	0.0	0.0	0.0
E15022	87.0	0.0	0.0	0.0	0.0
E15072	86.0	0.0	0.0	0.0	0.0
E16043	112.0	0.0	0.0	0.0	0.0
E17023	109.0	0.0	0.0	0.0	0.0
E17073	105.0	0.0	0.0	0.0	0.0
E18052	86.0	0.0	0.0	0.0	0.0
E19032	76.0	0.0	0.0	0.0	0.0
E20012	74.0	0.0	0.0	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)
E505	2	94.0	0.0	0.0	0.0
E605	2	86.0	0.0	0.0	0.0
E702	2	87.0	0.0	0.0	0.0
E707	2	86.0	0.0	0.0	0.0
E804	3	112.0	0.0	0.0	0.0
E901	1	62.0	0.0	0.0	0.0
E906	2	83.0	0.0	0.0	0.0
E10032	76.0	0.0	0.0	0.0	0.0
E10081	58.0	0.0	0.0	0.0	0.0
E11052	86.0	0.0	0.0	0.0	0.0
E12022	87.0	0.0	0.0	0.0	0.0
E12072	86.0	0.0	0.0	0.0	0.0
E13043	112.0	0.0	0.0	0.0	0.0
E14011	62.0	0.0	0.0	0.0	0.0
E14062	83.0	0.0	0.0	0.0	0.0
E15032	76.0	0.0	0.0	0.0	0.0
E15081	58.0	0.0	0.0	0.0	0.0
E16052	86.0	0.0	0.0	0.0	0.0
E17032	76.0	0.0	0.0	0.0	0.0
E18012	74.0	0.0	0.0	0.0	0.0
E18062	83.0	0.0	0.0	0.0	0.0
E19043	112.0	0.0	0.0	0.0	0.0
E20023	109.0	0.0	0.0	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)
E20032		76.0	0.0	0.0	0.0
E21012		74.0	0.0	0.0	0.0
E21062		83.0	0.0	0.0	0.0
E22043		112.0	0.0	0.0	0.0
E23023		109.0	0.0	0.0	0.0
E23073		105.0	0.0	0.0	0.0
E24052		86.0	0.0	0.0	0.0
E25034	or more bedrooms	154.0	0.0	0.0	0.0
E26023		109.0	0.0	0.0	0.0
E27013		118.0	0.0	0.0	0.0
E28013		128.0	0.0	0.0	0.0
E29024	or more bedrooms	216.0	0.0	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)
E20043		112.0	0.0	0.0	0.0
E21023		109.0	0.0	0.0	0.0
E21073		105.0	0.0	0.0	0.0
E22052		86.0	0.0	0.0	0.0
E23032		76.0	0.0	0.0	0.0
E24012		74.0	0.0	0.0	0.0
E24062		83.0	0.0	0.0	0.0
E25042		86.0	0.0	0.0	0.0
E26033		115.0	0.0	0.0	0.0
E27021		61.0	0.0	0.0	0.0
E28023		123.0	0.0	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)
E20052		86.0	0.0	0.0	0.0
E21032		76.0	0.0	0.0	0.0
E22012		74.0	0.0	0.0	0.0
E22062		83.0	0.0	0.0	0.0
E23043		112.0	0.0	0.0	0.0
E24023		109.0	0.0	0.0	0.0
E24073		105.0	0.0	0.0	0.0
E25052		83.0	0.0	0.0	0.0
E26042		86.0	0.0	0.0	0.0
E27033		120.0	0.0	0.0	0.0
E28033		115.0	0.0	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)
E20062		83.0	0.0	0.0	0.0
E21043		112.0	0.0	0.0	0.0
E22023		109.0	0.0	0.0	0.0
E22073		105.0	0.0	0.0	0.0
E23052		86.0	0.0	0.0	0.0
E24032		76.0	0.0	0.0	0.0
E25012		74.0	0.0	0.0	0.0
E25063		105.0	0.0	0.0	0.0
E26052		83.0	0.0	0.0	0.0
E27043		115.0	0.0	0.0	0.0
E28043		105.0	0.0	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)
E20073		105.0	0.0	0.0	0.0
E21052		86.0	0.0	0.0	0.0
E22032		76.0	0.0	0.0	0.0
E23012		74.0	0.0	0.0	0.0
E23062		83.0	0.0	0.0	0.0
E24043		112.0	0.0	0.0	0.0
E25023		115.0	0.0	0.0	0.0
E26012		74.0	0.0	0.0	0.0
E26063		105.0	0.0	0.0	0.0
E27053		105.0	0.0	0.0	0.0
E29014	or more bedrooms	222.0	0.0	0.0	0.0

Description of project

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

Common areas of unit building - West

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift car (No.1)	-	Lift car (No.2)	-	Lift car (No.3)	-
West Level 0 Switch room	62.0	West Level 0 Resi Waste Holding Bay	50.0	West Level 4 Resi Waste	44.0
West Level 0 Fire pump room	30.0	West Level 0 Sprinkler booster	5.0	West Level 4 Stair Press Fan room	58.0
West Level 4 Cold Water Pump	12.0	West Level 4 Condenser	59.0	West Level 28 Plant A	41.0
West Level 28 Plant B	11.0	West Level 6 - 27 Mechanical	173.0	West Level 0 Bulky goods	30.0
West Level 0 Mail	9.0	West Level 0 Amenities	12.0	West Level 0 BD Room	18.0
East Level 0 BD Room	12.0	West Level 4 Storage	206.0	West Level 0 Residential lobbies	82.0
West Level 0 Corridor	70.0	West Level 1 - 3 Residential lobbies	24.0	West Level 4 lobby	27.0
West Level 5 lobby	186.0	West Level 6 - 28 lobbies	1523.0	West Level 4 Corridor	12.0

Common areas of unit building - East

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift car (No.4)	-	Lift car (No.5)	-	Lift car (No.6)	-
East Level 0 Switch room	21.0	East Level 4 Resi Waste	47.0	East Level 0 Fire control room	15.0
East Level 4 Stair Press Fan room	61.0	East Level 4 Cold Water Pump	19.0	East Level 4 Condenser	36.0
East Level 6 - 30 Mechanical	169.0	East Level 30 Fire Pump Room	17.0	East Level 30 Hot water pump	32.0
East Level 30 Fire Hydrant	31.0	East Level 4 Storage	142.0	East Level 0 Residential lobbies	59.0
East Level 1 - 3 Residential lobbies	12.0	East Level 4 lobby	33.0	East Level 6 - 30 lobbies	1167.0
East Level 0 Corridor	33.0	East Level 4 Corridor	4.0	East Level 5 lobby	181.0

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
B1 Storage	1087.0

Common area	Floor area (m ²)
Level 5 stores	13.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - West

(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 - East

(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 - West

(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	4 star (> 6 but <= 7.5 L/min)	4 star	3 star	3 star	no	3 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, ducted to façade or roof	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
W503	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
W2502	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
W601, W701, W801, W901, W1001, W1101, W1201, W1301, W1401, W1501, W1601, W1701, W1801, W1905, W2005, W2105, W2205, W2304, W2404, W2503, W2603, W2703	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	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
W501, W608, W708, W808, W908, W1008, W1108, W1208, W1308, W1408, W1508, W1608, W1708, W1808, W1901, W1907, W2001, W2007, W2101, W2107, W2201, W2207, W2301, W2306, W2406, W2505, W2601, W2602, W2605, W2701, W2705	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	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
W502, W602, W604, W605, W702, W704, W705, W802, W804, W805, W902, W904, W905, W1002, W1004, W1005, W1102, W1104, W1105, W1202, W1204, W1205, W1302, W1304, W1305, W1402, W1404, W1405, W1502, W1504, W1505, W1602, W1604, W1605, W1702, W1704, W1705, W1802, W1804,	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	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
W1805, W1902, W2002, W2102, W2202, W2403												
All other dwellings	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	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	-	-	-	-	induction cooktop & electric oven	3 star	no	4 star	3 star	2 star	no	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.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)
W501	43.2	13.6
W502	48.1	21.2
W503	40.1	15.4
W504	31.8	11.7
W505	33.4	16.3
W506	39.4	12.7
W601	29.1	17.2
W602	29.3	19.5
W603	33.2	17.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
W604	23.3	20.4
W605	22.4	16.2
W606	20.0	21.1
W607	23.6	19.8
W608	22.4	16.7
W609	23.9	14.7
W701	29.8	17.3
W702	29.7	19.3
W704	23.7	20.1
W705	22.9	15.4
W706	20.4	20.8
W707	17.1	19.3
W708	22.3	16.8
W709	24.5	14.9
W801	29.9	17.4
W802	30.0	19.4
W804	24.0	20.3
W805	23.2	15.7
W806	20.6	20.7
W807	16.3	19.3
W808	21.0	17.1
W809	24.7	15.0
W901	30.4	17.5
W902	30.4	19.4
W903	34.3	17.5
W904	24.4	20.1
W905	23.5	16.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
W906	20.9	21.0
W907	17.7	19.3
W908	23.0	16.9
W909	25.1	14.7
W1001	30.4	17.3
W1002	30.5	20.0
W1003	34.5	17.4
W1004	24.6	19.9
W1005	23.7	16.0
W1006	21.0	20.6
W1007	16.7	19.4
W1008	21.4	17.2
W1009	25.2	14.9
W1101	30.9	17.4
W1102	30.9	20.2
W1103	34.8	17.4
W1104	24.6	19.7
W1105	24.0	16.0
W1106	21.3	20.4
W1107	18.0	19.2
W1108	23.4	17.0
W1109	25.6	14.7
W1201	31.0	17.5
W1203	35.1	17.5
W1204	24.9	19.7
W1205	24.3	16.0
W1206	21.5	20.2

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
W1207	17.2	19.1
W1208	22.0	17.3
W1209	25.8	14.5
W1301	31.3	17.3
W1302	31.4	20.3
W1303	35.3	17.4
W1304	25.1	19.9
W1305	24.5	15.9
W1306	21.7	20.7
W1307	18.3	19.4
W1309	26.0	14.5
W1401	31.4	17.5
W1403	35.6	17.3
W1404	25.3	19.5
W1405	24.8	16.4
W1406	21.9	20.2
W1407	17.5	19.2
W1409	26.2	14.6
W1501	31.8	17.4
W1502	31.9	20.5
W1503	35.7	17.1
W1504	25.5	19.4
W1505	25.0	16.5
W1506	22.0	20.2
W1507	18.7	19.7
W1508	24.3	17.2
W1509	26.4	14.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
W1601	31.7	17.4
W1602	32.0	20.6
W1603	35.9	17.2
W1604	25.6	19.5
W1605	25.2	16.4
W1606	22.1	20.7
W1607	17.8	19.3
W1609	26.5	14.6
W1701	32.1	17.0
W1702	32.2	20.6
W1703	36.1	17.1
W1704	25.6	19.4
W1705	25.3	16.5
W1706	22.3	20.3
W1707	19.0	19.6
W1708	24.5	16.9
W1709	26.7	14.6
W1801	32.2	17.3
W1802	32.5	20.6
W1803	36.3	17.1
W1804	28.0	19.5
W1805	25.6	16.5
W1806	23.6	20.2
W1807	18.2	19.2
W1808	23.1	17.5
W1809	26.9	14.6
W1901	32.5	16.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
W1902	32.7	20.7
W1903	36.5	17.1
W1904	24.0	13.6
W1905	38.5	28.4
W1906	19.2	19.7
W1907	24.9	16.9
W1908	27.1	14.8
W2001	32.4	17.5
W2002	32.9	20.9
W2003	36.7	17.2
W2004	24.2	13.3
W2006	18.4	18.9
W2007	23.4	17.5
W2008	27.1	14.7
W2101	32.7	17.2
W2102	33.0	20.6
W2103	36.8	17.3
W2104	24.3	13.3
W2105	38.0	28.5
W2106	19.5	19.8
W2107	25.2	17.0
W2108	27.3	14.8
W2201	32.6	17.6
W2202	35.1	20.6
W2203	38.6	17.0
W2204	24.4	13.4
W2206	18.7	19.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
W2207	23.6	17.7
W2208	27.3	14.6
W2301	41.3	16.2
W2302	31.3	17.9
W2303	24.5	13.5
W2304	38.3	28.4
W2305	19.7	19.5
W2306	25.4	17.1
W2307	27.5	14.7
W2401	42.1	21.4
W2402	30.9	19.4
W2403	24.8	21.1
W2404	39.0	28.6
W2405	18.9	19.0
W2407	27.4	14.7
W2501	41.6	23.0
W2502	19.8	14.8
W2503	38.6	28.3
W2504	20.0	19.4
W2505	25.5	17.0
W2506	28.2	14.9
W2601	45.9	21.0
W2602	24.5	16.6
W2603	39.3	28.7
W2604	19.2	19.3
W2605	23.9	17.5
W2701	57.7	19.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
W2702	44.5	18.9
W2703	49.1	30.2
W2704	29.6	20.5
W2705	37.8	18.1
W703, W803	33.7	17.8
W1202, W1402	31.2	20.3
W1308, W2406	23.8	17.2
W1408, W1608	22.4	17.3
All other dwellings	38.6	29.0

(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	3 star (> 6 but <= 7.5 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	5000.0	To collect run-off from at least: - 832.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 1343.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 2)	-	-	-

(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
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
West Level 0 Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
West Level 0 Resi Waste Holding Bay	ventilation exhaust only	-	light-emitting diode	motion sensors	No
West Level 4 Resi Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	No
West Level 0 Fire pump room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
West Level 0 Sprinkler booster	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
West Level 4 Stair Press Fan room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
West Level 4 Cold Water Pump	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
West Level 4 Condenser	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No

	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
West Level 28 Plant A	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
West Level 28 Plant B	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
West Level 6 - 27 Mechanical	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
West Level 0 Bulky goods	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 0 Mail	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 0 Amenities	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 0 BD Room	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No
East Level 0 BD Room	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 4 Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 0 Residential lobbies	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 0 Corridor	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 1 - 3 Residential lobbies	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 4 lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 5 lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 6 - 28 lobbies	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
West Level 4 Corridor	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)
Central cooling system (No. 2)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: water cooled condenser Unit efficiency (min): low - COP < 3.5
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 31
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 31
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 31

2. Commitments for Residential flat buildings - East

(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.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	3 star	3 star	no	3 star	4 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	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, ducted to façade or roof	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
E2902	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
E2503, E2901	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
E1604, E1704, E2701	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
E2307, E2402, E2407, E2502, E2506, E2602, E2603, E2606, E2703, E2704, E2705, E2801, E2803, E2804	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	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
E1602, E1607, E1702, E1707, E1802, E1807, E1902, E1907, E2002, E2007, E2102, E2107, E2202, E2207, E2302, E2802	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
E604, E704, E804, E904, E1004, E1104, E1204, E1304, E1404, E1504, E1804, E1904, E2004, E2104, E2204, E2304, E2404	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	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
E601, E608, E701, E708, E801, E808, E901, E908, E1001, E1008, E1101, E1108, E1201, E1208, E1301, E1308, E1401, E1408, E1501, E1508, E2702	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	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	-	-	-	-	induction cooktop & electric oven	3 star	no	4 star	3 star	2 star	no	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)
E501	35.7	20.4
E502	45.2	12.2
E503	47.9	14.5
E504	33.9	15.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
E505	34.1	12.7
E601	24.4	17.6
E602	23.5	18.6
E603	27.5	20.8
E604	48.2	23.4
E605	22.2	20.3
E606	35.5	16.3
E607	37.9	19.3
E608	25.0	17.6
E701	24.9	17.9
E702	23.8	18.8
E703	16.0	22.5
E704	28.5	18.1
E705	22.6	20.4
E706	36.0	16.5
E707	38.4	19.4
E708	25.5	17.9
E801	25.2	17.7
E802	24.0	18.5
E803	17.8	22.0
E804	28.8	18.2
E805	22.8	20.5
E806	36.3	16.4
E807	38.7	19.1
E808	25.8	18.0
E901	25.6	17.6
E902	24.3	18.7

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
E903	18.0	21.8
E904	29.1	18.3
E905	23.0	20.2
E906	36.6	16.6
E907	39.1	19.3
E908	26.2	18.3
E1001	25.7	17.7
E1002	24.5	18.6
E1003	18.1	21.7
E1004	29.2	18.2
E1005	23.1	20.8
E1006	36.8	16.6
E1007	39.2	19.4
E1008	26.3	18.2
E1101	26.1	16.7
E1102	24.7	19.1
E1103	18.3	21.8
E1104	29.5	18.1
E1105	23.2	21.1
E1106	37.1	16.7
E1107	39.5	19.1
E1108	26.6	18.3
E1201	26.4	17.6
E1202	24.9	18.7
E1203	18.5	22.0
E1204	29.8	18.1
E1205	23.4	20.9

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
E1206	37.4	16.7
E1207	39.8	19.1
E1208	27.0	18.1
E1301	26.5	17.6
E1302	25.0	18.7
E1303	18.5	22.3
E1304	29.9	18.0
E1305	23.3	20.9
E1306	37.6	16.6
E1307	40.0	19.1
E1308	27.1	18.2
E1401	26.8	18.0
E1402	25.3	18.8
E1403	18.8	22.2
E1404	30.2	17.9
E1405	23.4	21.2
E1406	37.9	16.5
E1407	40.3	19.2
E1408	27.4	18.4
E1501	29.1	18.0
E1502	26.2	18.9
E1503	18.9	22.0
E1504	30.4	18.0
E1505	24.2	21.2
E1506	38.0	16.6
E1507	41.5	19.5
E1508	27.6	18.2

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
E1602	30.5	17.1
E1603	19.1	22.1
E1604	30.5	17.9
E1605	23.7	21.2
E1606	38.2	16.6
E1607	45.8	21.1
E1701	27.9	15.7
E1702	31.0	17.2
E1703	19.2	22.1
E1704	30.7	18.0
E1705	23.8	21.0
E1706	38.4	16.7
E1707	45.9	21.2
E1802	30.9	17.2
E1803	19.5	22.2
E1804	30.9	18.3
E1805	24.1	20.8
E1806	38.7	16.9
E1807	46.0	21.0
E1901	28.2	15.9
E1902	31.3	17.3
E1904	31.1	18.3
E1905	24.9	21.1
E1906	38.8	16.9
E1907	46.1	22.1
E2001	29.9	16.2
E2002	31.2	17.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
E2004	31.2	18.3
E2005	24.4	20.3
E2006	39.0	16.9
E2007	46.2	21.4
E2101	28.0	16.4
E2102	31.5	17.6
E2103	19.7	22.4
E2104	31.4	18.1
E2105	24.5	20.3
E2106	39.1	16.9
E2107	46.1	21.5
E2201	27.7	16.8
E2202	31.3	17.6
E2203	19.8	22.1
E2204	31.5	18.0
E2205	24.6	20.3
E2206	39.3	17.3
E2207	45.4	21.6
E2301	25.4	17.1
E2302	31.6	17.9
E2303	19.9	22.2
E2304	31.6	18.0
E2305	24.8	20.2
E2306	39.4	17.0
E2307	44.6	22.3
E2401	22.4	17.7
E2402	31.7	18.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
E2403	21.0	22.1
E2404	33.6	18.1
E2405	24.9	20.2
E2406	39.6	17.1
E2407	43.1	22.1
E2501	19.8	15.5
E2502	13.3	18.1
E2503	16.3	21.7
E2504	25.1	20.2
E2505	39.7	17.2
E2506	41.6	22.4
E2601	20.3	15.8
E2602	15.3	22.6
E2603	16.5	20.3
E2604	25.2	20.2
E2605	40.4	17.0
E2606	38.1	22.1
E2701	20.4	18.2
E2702	19.7	34.3
E2703	28.7	19.0
E2704	34.6	17.6
E2705	37.4	22.3
E2801	28.6	23.8
E2802	29.7	22.4
E2803	34.8	17.6
E2804	37.2	22.4
E2901	40.3	18.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
E2902	43.9	21.9
E1601, E1801	27.9	15.6
All other dwellings	19.6	22.3

(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	3 star (> 6 but <= 7.5 L/min)	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
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.5)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.6)	-	-	light-emitting diode	connected to lift call button	No
East Level 0 Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
East Level 4 Resi Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	No
East Level 0 Fire control room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
East Level 4 Stair Press Fan room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
East Level 4 Cold Water Pump	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
East Level 4 Condenser	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
East Level 6 - 30 Mechanical	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
East Level 30 Fire Pump Room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
East Level 30 Hot water pump	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No

	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
East Level 30 Fire Hydrant	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
East Level 4 Storage	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
East Level 0 Residential lobbies	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
East Level 1 - 3 Residential lobbies	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
East Level 4 lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
East Level 6 - 30 lobbies	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
East Level 0 Corridor	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
East Level 4 Corridor	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
East Level 5 lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: water cooled condenser Unit efficiency (min): low - COP < 3.5
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 29
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 29
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 29

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	3 star (> 6 but <= 7.5 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 175.0 kLs	Location: Other Pool shaded: no	-

(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
B1 Storage	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
Level 5 stores	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + air sourced evaporator Unit efficiency: low - COP < 3.5
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 92.0 peak kW
Pool (No. 1)	Heating source: gas	Pump controlled by timer: yes

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).