

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1296858M

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, 15 June 2022

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



Planning,
Industry &
Environment

Project summary

Project name	12-20 Berry Road & 11-19 Holdsworth Avenue
Street address	11-19 Holdsworth Avenue St Leonards South 2065
Local Government Area	Lane Cove Municipal Council
Plan type and plan number	deposited 7259
Lot no.	10
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	130
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 25	Target 25

Certificate Prepared by

Name / Company Name: Integreco Consulting Pty Ltd

ABN (if applicable): 42630013008

Description of project

Project address

Project name	12-20 Berry Road & 11-19 Holdsworth Avenue
Street address	11-19 Holdsworth Avenue St Leonards South 2065
Local Government Area	Lane Cove Municipal Council
Plan type and plan number	deposited 7259
Lot no.	10
Section no.	-

Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	130
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	5015
Roof area (m ²)	1051
Non-residential floor area (m ²)	451.0
Residential car spaces	161
Non-residential car spaces	19

Common area landscape

Common area lawn (m ²)	43.0
Common area garden (m ²)	2699.0
Area of indigenous or low water use species (m ²)	2024.0

Assessor details

Assessor number	DMN/19/1921
Certificate number	0007796400
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	 41	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 25	Target 25

Description of project

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

Residential flat buildings - Building1, 130 dwellings, 12 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)
b01011	61.0	0.0	0.0	0.0	0.0
b01063	130.0	0.0	0.0	0.0	0.0
b02032	88.0	5.0	0.0	0.0	0.0
b02081	61.0	0.0	0.0	0.0	0.0
b03052	91.0	0.0	0.0	0.0	0.0
b04022	88.0	5.0	0.0	0.0	0.0
b04073	130.0	0.0	0.0	0.0	0.0
b05043	130.0	0.0	0.0	0.0	0.0
b06031	63.0	0.0	0.0	0.0	0.0
b07032	87.0	0.0	0.0	0.0	0.0
b08032	87.0	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)
b01022	88.0	5.0	0.0	0.0	0.0
b01073	130.0	0.0	0.0	0.0	0.0
b02042	91.0	0.0	0.0	0.0	0.0
b03011	61.0	0.0	0.0	0.0	0.0
b03063	130.0	0.0	0.0	0.0	0.0
b04032	88.0	5.0	0.0	0.0	0.0
b04081	61.0	0.0	0.0	0.0	0.0
b05053	130.0	0.0	0.0	0.0	0.0
b06043	121.0	0.0	0.0	0.0	0.0
b07042	98.0	0.0	0.0	0.0	0.0
b08042	98.0	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)
b01032	88.0	5.0	0.0	0.0	0.0
b01081	61.0	0.0	0.0	0.0	0.0
b02052	91.0	0.0	0.0	0.0	0.0
b03022	88.0	5.0	0.0	0.0	0.0
b03073	130.0	0.0	0.0	0.0	0.0
b04042	91.0	0.0	0.0	0.0	0.0
b05012	95.0	0.0	0.0	0.0	0.0
b05061	61.0	0.0	0.0	0.0	0.0
b06054	163.0	0.0	0.0	0.0	0.0
b07054	149.0	0.0	0.0	0.0	0.0
b08054	149.0	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)
b01042	91.0	0.0	0.0	0.0	0.0
b02011	61.0	0.0	0.0	0.0	0.0
b02063	130.0	0.0	0.0	0.0	0.0
b03032	88.0	5.0	0.0	0.0	0.0
b03081	61.0	0.0	0.0	0.0	0.0
b04052	91.0	0.0	0.0	0.0	0.0
b05023	116.0	0.0	0.0	0.0	0.0
b06012	88.0	6.0	0.0	0.0	0.0
b07012	88.0	6.0	0.0	0.0	0.0
b08012	88.0	6.0	0.0	0.0	0.0
b09012	88.0	6.0	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)
b01052	91.0	0.0	0.0	0.0	0.0
b02022	88.0	5.0	0.0	0.0	0.0
b02073	130.0	0.0	0.0	0.0	0.0
b03042	91.0	0.0	0.0	0.0	0.0
b04011	61.0	0.0	0.0	0.0	0.0
b04063	130.0	0.0	0.0	0.0	0.0
b05032	91.0	0.0	0.0	0.0	0.0
b06022	87.0	0.0	0.0	0.0	0.0
b07022	87.0	0.0	0.0	0.0	0.0
b08022	87.0	0.0	0.0	0.0	0.0
b09022	87.0	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)
b09031		63.0	0.0	0.0	0.0
bCL033		124.0	0.0	0.0	0.0
bUG031		61.0	0.0	0.0	0.0
h01052		91.0	0.0	0.0	0.0
h02022		88.0	5.0	0.0	0.0
h02073		130.0	0.0	0.0	0.0
h03042		91.0	0.0	0.0	0.0
h04012		94.0	0.0	0.0	0.0
h04061		61.0	0.0	0.0	0.0
h05054 or more bedrooms		163.0	0.0	0.0	0.0
h06054 or more bedrooms		149.0	0.0	0.0	0.0
h07054 or more bedrooms		149.0	0.0	0.0	0.0
h08054 or more bedrooms		270.0	0.0	0.0	0.0
hCL051		56.0	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)
b09044 or more bedrooms		236.0	0.0	0.0	0.0
bCL043		124.0	0.0	0.0	0.0
h01011		61.0	0.0	0.0	0.0
h01063		130.0	0.0	0.0	0.0
h02032		88.0	5.0	0.0	0.0
h02081		61.0	0.0	0.0	0.0
h03052		91.0	0.0	0.0	0.0
h04023		116.0	0.0	0.0	0.0
h05012		88.0	6.0	0.0	0.0
h06012		88.0	6.0	0.0	0.0
h07012		88.0	6.0	0.0	0.0
h08012		88.0	6.0	0.0	0.0
hCL013		145.0	0.0	0.0	0.0
hCL063		124.0	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)
b09054 or more bedrooms		270.0	0.0	0.0	0.0
bCL053		124.0	0.0	0.0	0.0
h01022		88.0	5.0	0.0	0.0
h01073		130.0	0.0	0.0	0.0
h02042		91.0	0.0	0.0	0.0
h03011		61.0	0.0	0.0	0.0
h03063		130.0	0.0	0.0	0.0
h04032		91.0	0.0	0.0	0.0
h05022		87.0	0.0	0.0	0.0
h06022		87.0	0.0	0.0	0.0
h07022		87.0	0.0	0.0	0.0
h08022		87.0	0.0	0.0	0.0
hCL023		138.0	0.0	0.0	0.0
hCL073		145.0	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)
bCL013		154.0	0.0	0.0	0.0
bUG011		57.0	0.0	0.0	0.0
h01032		88.0	5.0	0.0	0.0
h01081		61.0	0.0	0.0	0.0
h02052		91.0	0.0	0.0	0.0
h03022		88.0	5.0	0.0	0.0
h03073		130.0	0.0	0.0	0.0
h04043		130.0	0.0	0.0	0.0
h05031		63.0	0.0	0.0	0.0
h06032		87.0	0.0	0.0	0.0
h07032		87.0	0.0	0.0	0.0
h08031		63.0	0.0	0.0	0.0
hCL031		50.0	6.0	0.0	0.0
hLG013		124.0	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)
bCL023		142.0	0.0	0.0	0.0
bUG021		57.0	0.0	0.0	0.0
h01042		91.0	0.0	0.0	0.0
h02011		61.0	0.0	0.0	0.0
h02063		130.0	0.0	0.0	0.0
h03032		88.0	5.0	0.0	0.0
h03081		61.0	0.0	0.0	0.0
h04053		130.0	0.0	0.0	0.0
h05043		121.0	0.0	0.0	0.0
h06042		98.0	0.0	0.0	0.0
h07042		98.0	0.0	0.0	0.0
h08044 or more bedrooms		236.0	0.0	0.0	0.0
hCL041		56.0	0.0	0.0	0.0
hLG023		124.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
hLG033	124.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
hUG012	88.0	5.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
hUG022	91.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
hUG032	91.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
hUG043	130.0	0.0	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 - Building1

Common area	Floor area (m²)
Car park area (No. 1)	8129.0
Lift car (No.3)	-
Substation room (No.1)	19.0
Plant or service rooms	382.0
Roof VRV condenser rooms	60.0
Ground floor lobby type (No. 1)	192.0

Common area	Floor area (m²)
Lift car (No.1)	-
Lift car (No.4)	-
Garbage rooms and chute rooms	439.0
Fan rooms lower	169.0
Concierge area (No. 1)	32.0
Hallway/lobby type (No. 1)	1219.0

Common area	Floor area (m²)
Lift car (No.2)	-
Switch and NBN room (No. 1)	38.0
Community rooms	243.0
Roof Plant or service rooms	221.0
Store rooms area (No. 1)	135.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. 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 - Building1

(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 (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	no	-	-	-	-	-	-	-	-	-

	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
b0904, b0905, h0804, h0805	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	4 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
b0605, b0705, b0805, h0505, h0605, h0705	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	4 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
b0104, b0105, b0602, b0702, b0703, b0704, b0802, b0803, b0804, b0902, h0502, h0602, h0603, h0604, h0702, h0703, h0704, h0802	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	2 (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
b0204, b0205, b0304, b0305, b0404, b0405, b0501, b0503, h0104, h0105, h0204, h0205, h0304, h0305, h0401, h0403, hUG02, hUG03	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	2 (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
b0102, b0103, b0202, b0203, b0302, b0303, b0402, b0403, b0601, b0701, b0801, b0901, h0102, h0103, h0202, h0203, h0302, h0303, h0501, h0601, h0701, h0801, hUG01	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	2 (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
b0101, b0108, b0201, b0208, b0301, b0308, b0401, b0408, b0506, b0603, b0903, bUG01, bUG02, bUG03, h0101, h0108, h0201, h0208, h0301, h0308, h0406, h0503, h0803, hCL03, hCL04, hCL05	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	3 (dedicated)	2 (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	-	no	4 star	-	8 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/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
b0101	40.8	19.6
b0102	39.4	18.3
b0103	43.6	17.8
b0104	44.9	24.3
b0105	44.8	20.9
b0106	30.3	15.6
b0107	27.8	19.5
b0108	19.5	18.1
b0201	43.3	19.0
b0202	42.8	14.6
b0203	43.0	17.2
b0204	41.9	12.0
b0205	42.5	9.5
b0206	29.0	16.0
b0207	30.5	17.2
b0208	22.7	17.6
b0301	43.0	20.5
b0302	42.3	15.0
b0303	42.5	18.0
b0304	41.7	12.2
b0305	42.3	10.0
b0306	32.9	13.6
b0307	30.9	17.2
b0308	22.9	19.0
b0401	42.6	21.4
b0402	39.1	14.3
b0403	39.8	18.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
b0404	45.2	18.9
b0405	42.4	10.4
b0406	32.5	13.5
b0407	30.8	17.5
b0408	23.1	19.7
b0501	34.4	22.7
b0502	32.9	13.1
b0503	45.2	17.2
b0504	34.4	15.1
b0505	33.6	19.2
b0506	22.0	23.9
b0601	36.2	15.4
b0602	26.0	27.8
b0603	26.7	26.3
b0604	22.9	14.8
b0605	23.3	26.0
b0701	35.6	15.5
b0702	26.4	27.5
b0703	23.7	28.4
b0704	15.3	27.4
b0705	26.2	16.3
b0801	34.2	15.6
b0802	26.6	27.2
b0803	24.0	28.4
b0804	15.5	26.7
b0805	26.1	16.7
b0901	42.1	17.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
b0902	32.2	27.1
b0903	17.7	29.1
b0904	17.0	22.2
b0905	25.2	28.9
bCL01	42.2	21.9
bCL02	34.5	10.4
bCL03	34.6	13.1
bCL04	21.8	10.7
bCL05	24.1	11.1
bUG01	43.3	16.9
bUG02	35.5	15.4
bUG03	18.9	18.0
h0101	42.9	19.9
h0102	30.0	21.4
h0103	33.4	13.2
h0104	44.5	10.9
h0105	43.8	8.9
h0106	26.4	19.8
h0107	28.7	15.3
h0108	23.1	17.0
h0201	44.6	18.6
h0202	32.5	16.5
h0203	31.9	13.2
h0204	43.3	11.2
h0205	43.8	9.6
h0206	30.2	17.6
h0207	31.3	13.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
h0208	25.1	16.1
h0301	41.6	22.4
h0302	38.5	20.1
h0303	39.0	15.6
h0304	45.2	14.8
h0305	43.5	9.8
h0306	30.4	17.6
h0307	31.7	12.9
h0308	25.2	16.4
h0401	36.8	19.4
h0402	41.2	11.6
h0403	44.9	21.0
h0404	34.9	19.6
h0405	33.7	13.7
h0406	23.6	20.0
h0501	37.5	14.3
h0502	36.8	23.5
h0503	9.2	19.6
h0504	24.4	20.5
h0505	22.4	20.8
h0601	37.0	14.7
h0602	34.9	24.1
h0603	27.3	22.2
h0604	15.9	29.5
h0605	27.3	12.0
h0701	36.1	15.0
h0702	34.6	24.2

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
h0703	27.0	22.4
h0704	15.8	29.4
h0705	27.1	12.4
h0801	43.3	16.4
h0802	44.8	27.4
h0803	19.2	25.0
h0804	22.0	29.5
h0805	20.1	22.5
hCL01	25.6	5.3
hCL02	37.6	4.7
hCL03	40.9	15.6
hCL04	37.6	14.3
hCL05	36.1	16.7
hCL06	16.9	10.9
hCL07	34.4	6.4
hLG01	33.7	11.1
hLG02	24.2	10.6
hLG03	28.1	10.7
hUG01	41.7	20.2
hUG02	40.8	12.3
hUG03	39.8	10.0
All other dwellings	29.6	19.6

(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	4 star (> 4.5 but ≤ 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	20000.0	To collect run-off from at least: - 500.0 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 2742.0 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site
Pool (No. 1)	Volume: 60.0 kLs	Location: Building1 Pool shaded: no	-

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Central cooling system (No. 1)	-	Private water meter on make-up line connected to building management system. Conductivity controller installed in the cooling tower.	-

(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
Car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	No
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
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
Switch and NBN room (No. 1)	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	No
Substation room (No.1)	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	No

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Garbage rooms and chute rooms	ventilation exhaust only	-	light-emitting diode	motion sensors	No
Community rooms	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	No
Plant or service rooms	ventilation supply only	interlocked to light	light-emitting diode	motion sensors	No
Fan rooms lower	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Roof Plant or service rooms	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Roof VRV condenser rooms	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Concierge area (No. 1)	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
Store rooms area (No. 1)	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	No
Ground floor lobby type (No. 1)	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	No
Hallway/lobby type (No. 1)	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump - air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium - COP 3.5 - 5.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + air sourced evaporator Unit efficiency: medium - COP 3.5 - 5.5
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 16
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 16
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 15

Central energy systems	Type	Specification
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 15
Pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes

4. 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	4 star (> 4.5 but ≤ 6 L/min)	4 star	5 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.	✓	✓	✓

Central energy systems	Type	Specification
Other	Building management system installed?: 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).