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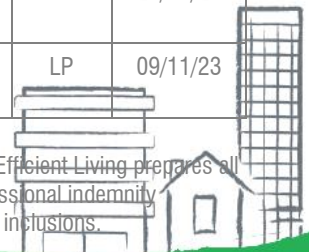


■ FRIENDLY ■ INFORMATIVE ■ EFFICIENT ■ KNOWLEDGEABLE

Kuatro  
Proposed Residential Development  
8 Forest Road,  
Warriewood NSW 2102

Issue	File Ref	Description	Author	Date
Draft	9503	Thermal Comfort and BASIX Assessment	MF	23/09/15
A	9503	Thermal Comfort and BASIX Assessment	MF	24/09/15
B	17-0068	Redesign- Thermal Comfort and BASIX Assessment	DO	24/02/17
C	18-0109	Redesign- Thermal Comfort and BASIX Assessment	AM	25/01/18
D	21-2631	Building fabric update and design changes	AA/PJC	17/12/21
E	22-4135R	Thermal Comfort and BASIX Update	HE	24/01/23
F	23-4645R	Thermal Comfort and BASIX Update	SF	29/08/23
G	23-5031R	BASIX update	MP	14/09/23
H	-	BASIX update – individual rainwater tanks to townhouses removed	LP	23/10/23
I	-	BASIX update – common area ventilation update, rainwater tank update	LP	09/11/23

This report has been prepared by Efficient Living Pty Ltd on behalf of our client Kuatro. Efficient Living prepares all reports in accordance with the BASIX Thermal Comfort Protocol and is backed by professional indemnity insurance. This report takes into account our client's instructions and preferred building inclusions.



Prepared for Kuarto  
1 Macquarie St, Sydney NSW 2000

Contact Jessie Farrell  
Phone: 0434 415 293 Email: jessie.f@kuatro.com.au

Introduction Efficient Living has investigated the estimated thermal comfort, water and energy usage of the proposed development to be built at 8 Forest Road, Warriewood.  
Heating and cooling loads for the development have been determined using BERS thermal simulation software. The report is based on the architectural drawings provided by Kuarto. For further details, refer to the individual BASIX certificates and Efficient Living inclusions summary respectively.

Analysis The BASIX assessment is divided into three sections, each independently measuring the efficiency of the development. These are Water, Thermal Comfort and Energy.  
BASIX requires a minimum target of 40% for the Water section. A BERS pass or fail is required for the thermal comfort section and a minimum required energy target of 30% for the unit buildings and 40% for the townhouses.

Water The proposed development has achieved the BASIX Water target of 40%.  
The water usage of the development is calculated based on the number and efficiency of permanent fixtures and appliances such as taps, showerheads and toilets, the dish washer and clothes washing machine. The size of the rain tank and number of connections has a huge impact on your water score as does the area of gardens and lawns and whether or not low water plant species are incorporated.

Thermal comfort Thermal Comfort targets are set by the Department of Planning in the form of heating and cooling caps. The buildings thermal physics is measured using BERS thermal performance assessment tools. This equates an expected level of energy consumption to heat and cool each dwelling per annum expressed in MJ (megajoules) per square meter of floor area.  
Each unit has individual heating and cooling caps and a weighted average heating and cooling load for the whole development. The weighted average caps are a lot harder to achieve than the individual unit caps.

Energy The proposed development has achieved the energy target of 35% for the unit buildings and 40% for the townhouses, to pass this section.  
The energy usage of the development is calculated based on the efficiency of fixed appliances that will be used. This includes the air conditioning system, hot water system, lighting, exhaust fans, cook top, oven, and clothes drying facilities.



**Inclusions summary** The inclusions as outlined in the table below have been incorporated in each unit to allow them to reach their environmental sustainability targets.

**Thermal comfort** Average heating loads are 20% below allowable BASIX targets  
Average cooling loads are 48% below allowable BASIX targets

**Glazing Doors/windows** Aluminium framed single clear glazing to all units & townhouses:  
Type A: awning + hinged  
U-Value: 6.7 (equal to or lower than) and SHGC: 0.57 ( $\pm 10\%$ )  
Type B: sliding + fixed  
U-Value: 6.7 (equal to or lower than) and SHGC: 0.70 ( $\pm 10\%$ )  
  
*Glazing upgrade:*  
Type B: sliding  
U-Value: 5.6 (equal to or lower than) and SHGC: 0.41 ( $\pm 10\%$ )  
Given values are NFRC, total window values

**Roof** Concrete roof  
Default colour modelled

**Ceiling** Suspended plasterboard ceiling with soffit insulation  $R_{SYSTEM}2.2$   
No ceiling insulation  
Note: There will be no loss of ceiling insulation due to the installation of downlights as insulation is to be installed such that the downlights do not infringe on the insulation zone.

**External wall** 75mm Hebel with R1.5 insulation (insulation only value)  
Metal cladding with R1.5 insulation (insulation only value)  
200mm concrete with R0.9 insulation (insulation only value)  
Default colour modelled

**Inter tenancy walls** Townhouses: 200mm concrete with plasterboard lining  
Units: Framed with plasterboard lining, 200mm concrete with plasterboard lining where concrete walls/columns shown on drawings  
Minimum system R-value for walls to common corridors of  $R_{SYSTEM}0.8$



Walls with-in dwellings Plasterboard on studs with no insulation

Floors Concrete – R0.9 subfloor insulation required to units with garage below  
No insulation required between levels

Floor coverings Default floor coverings modelled

**BASIX water inclusions** Score – 40/40 (Units) and 41/40 (Townhouses)

Fixtures	Units	Townhouses
Showerheads:	Mid (>6L but <=7.5 L/min)	Mid (>6L but <=7.5 L/min)
Toilets:	4.0 star	4.0 star
Kitchen taps:	5.0 star	6.0 star
Bathroom vanity taps:	5.0 star	6.0 star

Appliances within units	Dishwashers:	5.0 star	N/A
	Clothes washers:	4.5 star to units 2, 4, 8, 12, 15, 18 and 26	N/A

Rainwater storage Total storage capacity of 10,000L  
To collect from a combined roof area of 600m<sup>2</sup>  
To be connected to common area landscaping and private townhouse landscaping

Fire sprinkler systems No BASIX restriction

**BASIX energy inclusions** Score – 35/35 (Units) and 41/40 (Townhouses)

Hot water system Units: Central hot water system - gas-fired boiler. Specification: Piping insulation (ringmain & supply risers) (a) Piping external to building: R1.0 (~38mm); (b) Piping internal to building: R1.0 (~38mm)  
Townhouses: Central hot water system - gas-fired boiler. Specification: Piping insulation (ringmain & supply risers) (a) Piping external to building: R1.0 (~38mm); (b) Piping internal to building: R1.0 (~38mm)

Lift motors All lifts to have gearless traction with VVVF motor



Appliances & other efficiency measures	Units	Townhouses
Cooking:	Gas cooktop & electric oven	Gas cooktop & electric oven
Dishwashers:	4.0 star	N/A
Clothes washers:	3.5 star to units 2, 4, 8, 12, 15, 18 and 26	N/A
Clothes dryers:	7.0 star	N/A
Fridge space	Well ventilated fridge space	
Heating & cooling within units and townhouses	All units and terraces to have individual, single phase, reverse cycle air conditioning to living areas and at least 1 bedroom	
	Units	Townhouses
Cooling EER:	EER 3.0 - 3.5	EER 3.0 - 3.5
Heating EER (COP):	EER 3.0 - 3.5	EER 3.0 - 3.5
	Day night zoning required	
Artificial lighting within units	At least 80% of all light fittings with-in each room are to have fluorescent or LED globes.	
Ventilation within units	Bathroom – Individual fan, ducted to roof or façade – manual on / manual off switch Laundry – Individual fan, ducted to roof or façade – manual on / manual off switch Kitchen range hood – Individual fan, ducted to roof or façade – manual on / manual off switch	
Artificial lighting to common areas	Underground car park area – Fluorescent lights with zoned switching and motion sensors Lifts – LED lights connected to lift call button Garbage rooms – Fluorescent lights with motion sensor Covered fitness area – compact fluorescent lights with time clocks Pool Plant – compact fluorescent with motion sensor Adaptable AC – LED lights with manual on/off switch Lobbies and common area hallways – LED lights with zoned switching and motion sensors	



Ventilation  
to common areas

Underground car park area – supply & exhaust air with a carbon monoxide monitor & VSD fan

Garbage rooms – Exhaust air, running continuously

Covered fitness area – ventilation supply air only, time clock or BMS controlled

Pool Plant – ventilation supply air only, continuous

Adaptable AC – no mechanical ventilation

Ground floor lobbies and hallways of Buildings A, B, C & D – Naturally ventilated

Level 1 and Level 2 lobbies and hallways of Buildings A & D – Supply air, time clock or BMS controlled

Level 1 and Level 2 lobbies and hallways of Buildings B & C – Naturally ventilated

Alternative energy

No BASIX requirement for alternative energy

Report Contact

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# Thermal Comfort Upgrades

## Proposed Residential Development



8 Forest Road, Warriewood NSW 2102

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0006938500 and 0006938520 Accreditation # HERA10033

Thermal performance specifications							
Unit number	Number of Bedrooms	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
<b>Townhouses</b>							
01	4	222	7	31.8	23.1	5.7	None
02	4	171	0	37.1	41.7	4.4	None
03	4	171	0	32.4	38.2	4.7	None
04	4	171	0	38	41.3	4.3	None
05	4	171	0	46.6	51.9	3.7	Glazing upgrade to TH05-FG18
06	4	171	0	45.3	48.2	3.8	Glazing upgrade to TH06-FG18
07	4	171	0	32.4	37.7	4.8	None
08	4	171	0	38.3	40.9	4.3	None
09	4	171	0	48	51.4	3.6	Glazing upgrade to TH09-FG18
10	4	171	0	45	49.4	3.8	Glazing upgrade to TH10-FG18
11	4	171	0	32.3	38.2	4.8	None
12	4	171	0	38	41.4	4.3	None
13	4	177	0	33	37.8	4.7	None
14	4	201	3	50.5	51.4	3.6	None
<b>Building A</b>							
01	3	121	0	47.4	22.6	4.8	None
02	3	121	0	35.7	21.8	5.5	None
03	3	126	0	22.6	16.2	7	None
04	1	81	0	33.8	19.5	5.8	None
05	2	94	7	37	21.5	5.4	None
06	3	126	0	44.1	15.8	5.4	None
07	3	121	0	30.5	38.6	4.8	None
08	3	121	0	21.6	38.5	5.4	None
09	3	126	0	9.8	30.6	6.9	None
10	3	131	0	6.7	30.4	7.1	None
11	2	94	7	18.6	32.8	5.9	None
12	3	126	0	26.1	23.3	6.1	None
13	4	133	0	51.2	37.2	3.9	None
14	3	121	0	25.8	29	5.7	None
15	3	126	0	17.8	23	6.9	None
16	3	131	0	16.6	26.9	6.6	None
17	2	94	7	39.6	23.4	5.2	None
18	3	126	0	46.7	31.8	4.4	None
<b>Building B</b>							
19	3	121	0	27.4	22.3	6.1	None

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0006938500 and 0006938520

Accreditation # HERA10033

Thermal performance specifications							
Unit number	Number of Bedrooms	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
20	3	126	0	18.6	15.9	7.3	None
21	2	86	7	25.5	15.6	6.8	None
22	3	119	0	48.2	20.4	4.9	None
23	3	127	0	41.1	12.5	5.8	None
24	3	131	0	37	27.9	5.1	None
25	3	121	0	14.2	35.3	6.1	None
26	3	126	0	8.6	28.1	7.2	None
27	2	86	7	12	28.6	6.9	None
28	3	119	0	30.7	33.2	5.1	None
29	3	127	0	22.9	19.2	6.7	None
30	3	131	0	21.1	38.6	5.4	None
31	3	121	0	21.8	30.9	5.9	None
32	3	126	0	17.2	22.9	6.9	None
33	2	86	7	22.3	23.6	6.4	None
34	3	119	0	50.9	36.1	4	None
35	3	127	0	43.9	26	4.8	None
36	3	131	0	41.6	50.8	3.9	None
Building C							
37	3	131	0	26.3	18.7	6.5	None
38	3	132	0	28.6	18.2	6.4	None
39	3	131	0	65	28.3	3.8	None
40	3	129	0	43.9	26.4	4.8	None
41	3	131	0	13.6	32.8	6.4	None
42	3	132	0	12.4	33.6	6.4	None
43	3	142	0	40.6	34.2	4.5	None
44	3	129	0	25.2	38.6	5.1	None
45	3	131	0	23.5	27	6	None
46	3	132	0	24.5	28	5.9	None
47	3	142	0	61.8	38.2	3.6	None
48	3	129	0	43.5	46.3	3.9	None
Building D							
49	3	121	0	46.1	22.5	4.9	None
50	2	87	0	50.6	20.4	4.7	None
51	3	118	0	44.9	32.2	4.4	None
52	3	112	7	21.4	18.9	6.9	None
53	3	127	0	18.9	13.3	7.4	None





**Thermal Comfort Upgrades**  
Proposed Residential Development



8 Forest Road, Warriewood NSW 2102

Issued in accordance with BASIX Thermal Comfort Simulation Method

**Certificate # 0006938500 and 0006938520** **Accreditation # HERA10033**

Thermal performance specifications							
Unit number	Number of Bedrooms	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
54	3	121	0	26.1	20.7	6.3	None
55	3	121	0	27.4	34	5.3	None
56	2	87	0	32.6	30	5.2	None
57	3	118	0	27.6	45.1	4.6	None
58	3	112	7	7.8	34.7	6.7	None
59	3	127	0	7.2	21.7	7.8	None
60	3	121	0	12.8	36.6	6.1	None
61	3	121	0	44.3	41.5	4.1	None
62	2	87	0	50	42.6	3.9	None
63	3	118	0	46.2	52.5	3.7	None
64	3	112	7	17.9	27.9	6.4	None
65	3	127	0	14.4	21.6	7.2	None
66	3	121	0	21.9	33.3	5.7	None

# Nationwide House Energy Rating Scheme — Multiple Class1-dwelling summary NatHERS Certificate No. 0006938500

Generated on 29 Aug 2023 using BERS Pro v4.4.1.5 (3.21)

## Property

**Address** 8 Forest Road,  
Warriewood , NSW , 2102

**Lot/DP** 1/5055

**NatHERS climate zone** 56

## Accredited assessor



Tracey Cools

Efficient Living

admin@efficientliving.com.au

02 9970 6181

**Accreditation No.** HERA10033

**Assessor Accrediting Organisation** HERA



## Verification



To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?p=pYzfuPIQH](https://hstar.com.au/QR/Generate?p=pYzfuPIQH). When using either link, ensure you are visiting [hstar.com.au](https://hstar.com.au)

## Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0008350894-03</a>	TH01	31.8	23.1	54.8	5.7
<a href="#">0008350902-03</a>	TH02	37.1	41.7	78.8	4.4
<a href="#">0008350928-03</a>	TH03	32.4	38.2	70.6	4.7
<a href="#">0008350936-03</a>	TH04	38	41.3	79.2	4.3
<a href="#">0008350944-03</a>	TH05	46.6	51.9	98.4	3.7

## National Construction Code (NCC) requirements

*Continued Over*

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](http://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.

## Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#"><u>0008350951-03</u></a>	TH06	45.3	48.2	93.5	3.8
<a href="#"><u>0008350969-03</u></a>	TH07	32.4	37.7	70.1	4.8
<a href="#"><u>0008350977-03</u></a>	TH08	38.3	40.9	79.2	4.3
<a href="#"><u>0008350985-03</u></a>	TH09	48	51.4	99.4	3.6
<a href="#"><u>0008350993-03</u></a>	TH10	45	49.4	94.4	3.8
<a href="#"><u>0008351009-03</u></a>	TH11	32.3	38.2	70.4	4.8
<a href="#"><u>0008351017-03</u></a>	TH12	38	41.4	79.5	4.3
<a href="#"><u>0008351025-03</u></a>	TH13	33	37.8	70.8	4.7
<a href="#"><u>0008351033-03</u></a>	TH14	50.5	51.4	101.9	3.6

## Explanatory notes

### About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

### Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

# Nationwide House Energy Rating Scheme — Class 2 summary

## NatHERS Certificate No. 0006938520

Generated on 29 Aug 2023 using BERS Pro v4.4.1.5 (3.21)

### Property

**Address** 8 Forest Road,  
Warriewood, NSW, 2102

**Lot/DP** 1/5055

**NatHERS climate zone** 56

### Accredited assessor



Tracey Cools

Efficient Living

admin@efficientliving.com.au

02 9970 6181

**Accreditation No.** HERA10033

**Assessor Accrediting Organisation** HERA



### Verification

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### Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0008351074-03</a>	01	47.4	22.6	70	4.8
<a href="#">0008351082-03</a>	02	35.7	21.8	57.6	5.5
<a href="#">0008366528-02</a>	03	22.6	16.2	38.7	7
<a href="#">0008351108-03</a>	04	33.8	19.5	53.4	5.8
<a href="#">0008351116-09</a>	05	37	21.5	58.4	5.4

### National Construction Code (NCC) requirements

*Continued Over*

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](https://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.

## Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0008366536-02</a>	06	44.1	15.8	59.9	5.4
<a href="#">0008351124-03</a>	07	30.5	38.6	69.1	4.8
<a href="#">0008351132-03</a>	08	21.6	38.5	60.1	5.4
<a href="#">0008366544-02</a>	09	9.8	30.6	40.4	6.9
<a href="#">0008351140-06</a>	10	6.7	30.4	37.1	7.1
<a href="#">0008366551-02</a>	11	18.6	32.8	51.4	5.9
<a href="#">0008366569-02</a>	12	26.1	23.3	49.5	6.1
<a href="#">0008351157-03</a>	13	51.2	37.2	88.5	3.9
<a href="#">0008351165-03</a>	14	25.8	29	54.8	5.7
<a href="#">0008366577-02</a>	15	17.8	23	40.8	6.9
<a href="#">0008366585-02</a>	16	16.6	26.9	43.5	6.6
<a href="#">0008366593-02</a>	17	39.6	23.4	63	5.2
<a href="#">0008366601-02</a>	18	46.7	31.8	78.4	4.4
<a href="#">0008351173-03</a>	19	27.4	22.3	49.7	6.1
<a href="#">0008351090-27</a>	20	18.6	15.9	34.4	7.3
<a href="#">0008351181-09</a>	21	25.5	15.6	41.2	6.8
<a href="#">0008351199-09</a>	22	48.2	20.4	68.6	4.9
<a href="#">0008351207-09</a>	23	41.1	12.5	53.6	5.8
<a href="#">0008351215-09</a>	24	37	27.9	64.9	5.1
<a href="#">0008351223-03</a>	25	14.2	35.3	49.6	6.1
<a href="#">0008366619-02</a>	26	8.6	28.1	36.7	7.2
<a href="#">0008366627-02</a>	27	12	28.6	40.6	6.9
<a href="#">0008366635-02</a>	28	30.7	33.2	63.9	5.1
<a href="#">0008366643-02</a>	29	22.9	19.2	42.1	6.7
<a href="#">0008366650-02</a>	30	21.1	38.6	59.7	5.4
<a href="#">0008351231-03</a>	31	21.8	30.9	52.7	5.9
<a href="#">0008366668-02</a>	32	17.2	22.9	40.1	6.9
<a href="#">0008366676-02</a>	33	22.3	23.6	45.9	6.4

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0008366684-02</a>	34	50.9	36.1	87	4
<a href="#">0008366692-02</a>	35	43.9	26	69.9	4.8
<a href="#">0008366700-02</a>	36	41.6	50.8	92.4	3.9
<a href="#">0008351256-09</a>	37	26.3	18.7	45	6.5
<a href="#">0008351264-07</a>	38	28.6	18.2	46.7	6.4
<a href="#">0008351272-03</a>	39	65	28.3	93.3	3.8
<a href="#">0008351280-07</a>	40	43.9	26.4	70.3	4.8
<a href="#">0008366718-02</a>	41	13.6	32.8	46.4	6.4
<a href="#">0008366726-02</a>	42	12.4	33.6	46	6.4
<a href="#">0008351298-05</a>	43	40.6	34.2	74.8	4.5
<a href="#">0008366734-02</a>	44	25.2	38.6	63.8	5.1
<a href="#">0008366742-02</a>	45	23.5	27	50.5	6
<a href="#">0008366759-02</a>	46	24.5	28	52.5	5.9
<a href="#">0008366767-02</a>	47	61.8	38.2	100	3.6
<a href="#">0008366775-02</a>	48	43.5	46.3	89.8	3.9
<a href="#">0008351306-09</a>	49	46.1	22.5	68.6	4.9
<a href="#">0008351314-03</a>	50	50.6	20.4	71.1	4.7
<a href="#">0008351322-08</a>	51	44.9	32.2	77.1	4.4
<a href="#">0008351330-09</a>	52	21.4	18.9	40.3	6.9
<a href="#">0008351348-09</a>	53	18.9	13.3	32.1	7.4
<a href="#">0008351355-09</a>	54	26.1	20.7	46.9	6.3
<a href="#">0008366783-02</a>	55	27.4	34	61.4	5.3
<a href="#">0008351363-06</a>	56	32.6	30	62.7	5.2
<a href="#">0008366791-02</a>	57	27.6	45.1	72.7	4.6
<a href="#">0008366809-02</a>	58	7.8	34.7	42.5	6.7
<a href="#">0008366817-02</a>	59	7.2	21.7	28.9	7.8
<a href="#">0008366825-02</a>	60	12.8	36.6	49.4	6.1
<a href="#">0008366833-02</a>	61	44.3	41.5	85.8	4.1
<a href="#">0008366841-01</a>	62	57.2	53.9	111	3.3
<a href="#">0008366858-01</a>	63	46.9	58.1	105	3.4
<a href="#">0008366866-02</a>	64	17.9	27.9	45.8	6.4



Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0008366874-02</a>	65	14.4	21.6	36	7.2
<a href="#">0008366882-02</a>	66	21.9	33.3	55.2	5.7
Average		29.87	28.90	58.78	5.63



## Explanatory notes

### About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

### Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 669006M\_09

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](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 669006M lodged with the consent authority or certifier on with application N0440/15.

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

Secretary

Date of issue: Tuesday, 07 November 2023

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






Project summary		
Project name	8 Forest Road (Units)_09	
Street address	8 FOREST ROAD WARRIEWOOD 2102	
Local Government Area	Pittwater Council	
Plan type and plan number	Deposited Plan 5055	
Lot no.	1	
Section no.	-	
No. of residential flat buildings	4	
No. of units in residential flat buildings	66	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 35	Target 35

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable): 82116346082

# Description of project

Project address	
Project name	8 Forest Road (Units)_09
Street address	8 FOREST ROAD WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 5055
Lot no.	1
Section no.	-
Project type	
No. of residential flat buildings	4
No. of units in residential flat buildings	66
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m <sup>2</sup> )	22057
Roof area (m <sup>2</sup> )	3520
Non-residential floor area (m <sup>2</sup> )	0.00
Residential car spaces	144
Non-residential car spaces	24

Common area landscape		
Common area lawn (m <sup>2</sup> )	1277.00	
Common area garden (m <sup>2</sup> )	892.00	
Area of indigenous or low water use species (m <sup>2</sup> )	892.00	
Assessor details and thermal loads		
Assessor number	HERA10033	
Certificate number	0006938520	
Climate zone	56	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 35	Target 35

## Description of project

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

### Residential flat buildings - Building A, 18 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
01	3	121.00	0.00	99.00	99.00
05	2	94.00	7.00	101.00	101.00
09	3	126.00	0.00	0.00	0.00
13	4+	133.00	0.00	0.00	0.00
17	2	94.00	7.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
02	3	121.00	0.00	82.00	82.00
06	3	126.00	0.00	62.00	62.00
10	3	131.00	0.00	0.00	0.00
14	3	121.00	0.00	0.00	0.00
18	3	126.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
03	3	126.00	0.00	58.00	58.00
07	3	121.00	0.00	0.00	0.00
11	2	94.00	7.00	0.00	0.00
15	3	126.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
04	1	81.00	0.00	40.00	40.00
08	3	121.00	0.00	0.00	0.00
12	3	126.00	0.00	0.00	0.00
16	3	131.00	0.00	0.00	0.00

### Residential flat buildings - Building B, 18 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
19	3	121.00	0.00	62.00	62.00
23	3	127.00	0.00	91.00	91.00
27	2	86.00	7.00	0.00	0.00
31	3	121.00	0.00	0.00	0.00
35	3	127.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
20	3	126.00	0.00	71.00	71.00
24	3	131.00	0.00	63.00	63.00
28	3	119.00	0.00	0.00	0.00
32	3	130.00	0.00	0.00	0.00
36	3	131.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
21	2	86.00	0.00	103.00	103.00
25	3	121.00	0.00	0.00	0.00
29	3	128.00	0.00	0.00	0.00
33	2	85.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
22	3	119.00	0.00	86.00	86.00
26	3	126.00	0.00	0.00	0.00
30	3	131.00	0.00	0.00	0.00
34	3	119.00	0.00	0.00	0.00

### Residential flat buildings - Building C, 12 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
47	3	142.00	0.00	0.00	0.00
48	3	129.00	0.00	0.00	0.00
46	3	132.00	0.00	0.00	0.00
43	3	142.00	0.00	0.00	0.00
44	3	129.00	0.00	0.00	0.00
40	3	129.00	0.00	69.00	69.00
41	3	131.00	0.00	0.00	0.00
45	3	131.00	0.00	0.00	0.00
42	3	132.00	0.00	0.00	0.00
39	3	131.00	0.00	108.00	108.00
38	3	132.00	0.00	64.00	64.00
37	3	131.00	0.00	85.00	85.00

### Residential flat buildings - Building D, 18 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
66	3	121.00	0.00	0.00	0.00
51	3	118.00	0.00	121.00	121.00
65	3	127.00	0.00	0.00	0.00
60	3	121.00	0.00	0.00	0.00
49	3	121.00	0.00	64.00	64.00
57	3	118.00	0.00	0.00	0.00
50	2	87.00	0.00	56.00	56.00
53	3	127.00	0.00	63.00	63.00
58	3	112.00	7.00	0.00	0.00
63	3	118.00	0.00	0.00	0.00
55	3	121.00	0.00	0.00	0.00
62	2	87.00	0.00	0.00	0.00
56	2	87.00	0.00	0.00	0.00
52	3	112.00	7.00	90.00	90.00
54	3	121.00	0.00	97.00	97.00
61	3	121.00	0.00	0.00	0.00
59	3	127.00	0.00	0.00	0.00
64	3	112.00	7.00	0.00	0.00

## Description of project

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

### Common areas of the development (non-building specific)

Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )
Covered Fitness Area	58.50	Car park area (No. 1)	5945.00	Pool Plant	10.00
Adaptable WC	5.12				

### Common areas of unit building - Building A

Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )
Lift car (No. 1)	0.00	Garbage store 1	85.00	Building A - Hallways ground level	105
Building A - Hallways levels 1 & 2	179				

### Common areas of unit building - Building B

Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )
Lift car (No. 2)	0.00	Building B - Hallways all levels	258

### Common areas of unit building - Building C

Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )
Lift car (No. 3)	0.00	Building C - Hallways all levels	109

### Common areas of unit building - Building D

Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )
Lift car (No. 4)	0.00	Building D - Hallways ground level	102	Building D - Hallways levels 1 & 2	195

# Schedule of BASIX commitments

## 1. Commitments for Residential flat buildings -Building A

### (a) Dwellings

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

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

## 2. Commitments for Residential flat buildings -Building B

### (a) Dwellings

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

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

## 3. Commitments for Residential flat buildings -Building C

### (a) Dwellings

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

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

4. Commitments for Residential flat buildings -Building D

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

5. Commitments for multi-dwelling houses

6. Commitments for single dwelling houses

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

(b) Common areas and central systems/facilities

(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 -Building A

#### (a) Dwellings

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

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
02, 04, 08, 12, 15, 18	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	4.5 star	5 star	-	-	-	-	-	-	-
All other dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	not specified	5 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
All dwellings	No alternative water supply	-	-	-	-	-	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓
(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".		✓	

<b>Hot water</b>	
<b>Dwelling no.</b>	<b>Hot water system</b>
All dwellings	Central hot water system (No. 1)

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 diningrooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
04	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1	1	yes	yes	yes	yes	0	no
13	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	4	1	yes	yes	yes	yes	0	no
05, 11, 17	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	2	1	yes	yes	yes	yes	0	no
All other dwellings	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	3	1	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	not specified	yes	4 star	-	7 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.			

<b>(iii) Thermal Comfort</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans specs</b>	<b>Certifier check</b>
(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.	✔	✔	✔

<b>Thermal loads</b>		
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
01	47.40	22.60
02	35.70	21.80
03	22.60	16.20
04	33.80	19.50
05	37.00	21.50
06	44.10	15.80
07	30.50	38.60
08	21.60	38.50
09	9.80	30.60
10	6.70	30.40
11	18.60	32.80
12	26.10	23.30

	Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
13	51.20	37.20
14	25.80	29.00
15	17.80	23.00
16	16.60	26.90
17	39.60	23.40
All other dwellings	46.70	31.80

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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
Garbage store 1	ventilation exhaust only	-	compact fluorescent	motion sensors	no
Building A - Hallways ground level	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no
Building A - Hallways levels 1 & 2	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	no

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 4



## 2. Commitments for Residential flat buildings -Building B

### (a) Dwellings

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

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
26	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	-	4.5 star	5 star	-	-	-	-	-	-	-

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 other dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	not specified	5 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
All dwellings	No alternative water supply	-	-	-	-	-	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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	
Dwelling no.	Hot water system
All dwellings	Central hot water system (No. 1)

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 diningrooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
21, 27, 33	1-phase airconditioning / EER 3.0 - 3.5	1-phase airconditioning / EER 3.0 - 3.5	1-phase airconditioning / EER 3.0 - 3.5	1-phase airconditioning / EER 3.0 - 3.5	2	1	yes	yes	yes	yes	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 diningrooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All other dwellings	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	3	1	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	not specified	yes	4 star	not specified	7 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.		✓	✓

<b>(iii) Thermal Comfort</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans specs</b>	<b>Certifier check</b>
(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.	✔	✔	✔

<b>Thermal loads</b>		
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
19	27.40	22.30
20	18.60	15.90
21	25.50	15.60
22	48.20	20.40
23	41.10	12.50
24	37.00	27.90
25	14.20	35.30
26	8.60	28.10
27	12.00	28.60
28	30.70	33.20
29	22.90	19.20
30	21.10	38.60
31	21.80	30.90
32	17.20	22.90
33	22.30	23.60
34	50.90	36.10
35	43.90	26.00
All other dwellings	41.60	50.80

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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. 2)	-	-	light-emitting diode	connected to lift call button	no
Building B - Hallways all levels	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no

Central energy systems	Type	Specification
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 4

### 3. Commitments for Residential flat buildings -Building C

#### (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	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	not specified	5 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
All dwellings	No alternative water supply	-	-	-	-	-	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✓	✓
(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:			

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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	
Dwelling no.	Hot water system
All dwellings	Central hot water system (No. 1)

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 diningrooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	3	1	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	not specified	yes	4 star	not specified	7 star	no	no

<b>(iii) Thermal Comfort</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans specs</b>	<b>Certifier check</b>
(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.	✔	✔	✔

<b>Thermal loads</b>		
<b>Dwelling no.</b>	<b>Area adjusted heating load (in MJ/m<sup>2</sup>/yr)</b>	<b>Area adjusted cooling load (in MJ/m<sup>2</sup>/yr)</b>
37	26.30	18.70
38	28.60	18.20
39	65.00	28.30
40	43.90	26.40
41	13.60	32.80
42	12.40	33.60
43	40.60	34.20
44	25.20	38.60

	Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
45	23.50	27.00
46	24.50	28.00
47	61.80	38.20
All other dwellings	43.50	46.30

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Building C - Hallways all levels	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no

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

## 4. Commitments for Residential flat buildings -Building D

### (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: <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>		✓ ✓	✓ ✓
(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	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	not specified	5 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
All dwellings	No alternative water supply	-	-	-	-	-	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✓	✓
(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:			



(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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	
Dwelling no.	Hot water system
All dwellings	Central hot water system (No. 1)

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 diningrooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
50, 62, 56	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1	1	yes	yes	yes	yes	0	no
All other dwellings	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	3	1	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	not specified	yes	4 star	not specified	7 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.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
49	46.10	22.50
50	50.60	20.40
51	44.90	32.20
52	21.40	18.90
53	18.90	13.30
54	26.10	20.70
55	27.40	34.00
56	32.60	30.00
57	27.60	45.10
58	7.80	34.70
59	7.20	21.70
60	12.80	36.60
61	44.30	41.50
62	50.00	42.60
63	46.20	52.50
64	17.90	27.90
65	14.40	21.60
All other dwellings	21.90	33.30

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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. 4)	-	-	light-emitting diode	connected to lift call button	no
Building D - Hallways ground level	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no
Building D - Hallways levels 1 & 2	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	no

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

## 7. 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	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 70.80 kLs	Location: Other Pool shaded: no	-
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
Covered Fitness Area	ventilation supply only	time clock or BMS controlled	compact fluorescent	time clocks	no
Car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	no
Pool Plant	ventilation supply only	thermostatically controlled	compact fluorescent	motion sensors	no
Adaptable WC	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Other	-	-

## 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).



# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 668084M\_10

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](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 668084M lodged with the consent authority or certifier on with application N0440/15.

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

Secretary

Date of issue: Thursday, 02 November 2023

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






Project summary		
Project name	8 Forest Road (TownHouses)_10	
Street address	8 FOREST ROAD WARRIEWOOD 2102	
Local Government Area	Pittwater Council	
Plan type and plan number	Deposited Plan 5055	
Lot no.	1	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	14	
No. of single dwelling houses	0	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	Target 40

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable): 82 623 289 976

# Description of project

Project address	
Project name	8 Forest Road (TownHouses)_10
Street address	8 FOREST ROAD WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 5055
Lot no.	1
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	14
No. of single dwelling houses	0
Site details	
Site area (m <sup>2</sup> )	6426
Roof area (m <sup>2</sup> )	1022
Non-residential floor area (m <sup>2</sup> )	0.00
Residential car spaces	33
Non-residential car spaces	5

Common area landscape		
Common area lawn (m <sup>2</sup> )	0.00	
Common area garden (m <sup>2</sup> )	4000.00	
Area of indigenous or low water use species (m <sup>2</sup> )	4000.00	
Assessor details and thermal loads		
Assessor number	HERA10033	
Certificate number	0006938500	
Climate zone	56	
Project score		
Water	 41	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 41	Target 40

## Description of project

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

### Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1	4+	222.00	7.00	217.00	214.00
13	4+	177.00	0.00	41.00	41.00
4	4+	171.00	0.00	36.00	36.00
8	4+	171.00	0.00	36.00	36.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
10	4+	171.00	0.00	51.00	51.00
14	4+	201.00	3.00	81.00	81.00
5	4+	171.00	0.00	51.00	51.00
9	4+	171.00	0.00	51.00	51.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
11	4+	171.00	0.00	36.00	36.00
2	4+	171.00	0.00	41.00	41.00
6	4+	171.00	0.00	51.00	51.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
12	4+	171.00	0.00	36.00	36.00
3	4+	171.00	0.00	36.00	36.00
7	4+	171.00	0.00	36.00	36.00

## Description of project

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

### Common areas of the development (non-building specific)

Common area	Floor area (m <sup>2</sup> )
Car park	700.00

# Schedule of BASIX commitments

1. Commitments for single dwelling houses

2. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

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

(b) Common areas and central systems/facilities

(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.

### 2. Commitments for multi-dwelling houses

#### (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	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 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	
All dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	-	-	-	-	
All dwellings	No alternative water supply	-	-	-	-	-	-	-	

(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".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Hot water	
Dwelling no.	Hot water system
All dwellings	Central hot water system (No. 1)


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 diningrooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning	1-phase airconditioning	1-phase airconditioning	1-phase airconditioning / EER 3.0 - 3.5	3	2	yes	yes	yes	yes	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 diningrooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
	EER 3.0 - 3.5	EER 3.0 - 3.5	EER 3.0 - 3.5									

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

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(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.			

<b>(iii) Thermal Comfort</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans specs</b>	<b>Certifier check</b>
(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.	✔	✔	✔

<b>Thermal loads</b>		
<b>Dwelling no.</b>	<b>Area adjusted heating load (in MJ/m<sup>2</sup>/yr)</b>	<b>Area adjusted cooling load (in MJ/m<sup>2</sup>/yr)</b>
1	31.80	23.10
10	45.00	49.40
11	32.30	38.20
12	38.00	41.40
13	33.00	37.80
14	50.50	51.40
2	37.10	41.70
3	32.40	38.20
4	38.00	41.30
5	46.60	51.90
6	45.30	48.20
7	32.40	37.70
8	38.30	40.90
All other dwellings	48.00	51.40

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m <sup>2</sup> )	Suspended floor with open subfloor (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rammed earth or mudbrick walls
1	63.00	-	-	46.00	no
14	62.00	-	-	31.00	no
11, 12, 13	51.00	-	-	29.00	no

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m <sup>2</sup> )	Suspended floor with open subfloor (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rammed earth or mudbrick walls
All other dwellings	52.00	-	-	27.00	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m <sup>2</sup> )	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation
All dwellings	-	-	-	-	-	-	-	-	-	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation	Low emissions option	Dematerialisation
All dwellings	-	-	-	-	-	-	-	-	-	-	-

	External walls									
	External wall type 1					External wall type 2				
Dwelling no.	Wall type	Area (m <sup>2</sup> )	Insulation	Low emissions option	Wall type	Area (m <sup>2</sup> )	Insulation	Low emissions option		
All dwellings	-	-	-	-	-	-	-	-		

	External walls									
	External wall type 3					External wall type 4				
Dwelling no.	Wall type	Area (m <sup>2</sup> )	Insulation	Low emissions option	Wall type	Area (m <sup>2</sup> )	Insulation	Low emissions option		
All dwellings	-	-	-	-	-	-	-	-		

Internal walls									
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m <sup>2</sup> )	Insulation	Wall type	Area (m <sup>2</sup> )	Insulation	Wall type	Area (m <sup>2</sup> )	Insulation
All dwellings	-	-	-	-	-	-	-	-	-

Ceiling and roof									
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation
All dwellings	-	-	-	-	-	-	-	-	-

	Glazing type			Frame types				
Dwelling no.	Single glazing (m <sup>2</sup> )	Double glazing (m <sup>2</sup> )	Triple glazing (m <sup>2</sup> )	Aluminium frames (m <sup>2</sup> )	Timber frames (m <sup>2</sup> )	uPVC frames (m <sup>2</sup> )	Steel frames (m <sup>2</sup> )	Composite frames (m <sup>2</sup> )
All dwellings	-	-	-	-	-	-	-	-

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

#### (b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000.00	To collect run-off from at least: - 600.00 square metres of roof area of buildings in the development - 0.00 square metres of impervious area in the development - 0.00 square metres of garden/lawn area in the development - 0.00 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 4000.00 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Other	-	-

## 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).