

Centurion Group Proposed Residential Development

To be built at 181 Allambie Road, Allambie Heights NSW 2100

Issue	File Ref	Description	Author	Date
A	18-0775	NatHERS and BASIX Assessment	AM	22.06.2018
B	20-0081	BASIX Assessment update to reflect new plans	AM	18.02.2020

This report has been prepared by Efficient Living Pty Ltd on behalf of our client Centurion Group. 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.



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Prepared For:

Centurion Group

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Introduction

Efficient Living has investigated the estimated thermal comfort, water and energy usage of the proposed development to be built at 181 Allambie Road, Allambie Heights.

Heating and cooling loads for the development have been determined using BERS Pro Plus 4.3 thermal comfort simulation software. The report is based on the architectural drawings provided by Centurion Group. For further details, refer to the individual BASIX certificates(s) and Efficient Living's inclusions summary respectively.

This report is based on the following plans prepared by Jackson Teece: DA-000, DA-010, DA-011, DA-013, DA-014, DA-015, DA-100, DA-101, DA-102, DA-103, DA-104, DA-105, DA-200, DA-201, DA-300, DA-302 and DA-600.

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 pass or fail is required for the thermal comfort section and a minimum required target of 45% for the energy section.

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 can have a significant 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 Pro Plus V4.3 thermal comfort simulation software. This calculates the expected level of energy required 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 applied. Accompanying these individual caps are average heating and cooling caps applied to the whole development. The average caps are lower, or harder to comply with, than the individual unit caps.

Energy

The proposed development has achieved the energy target of 45% 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 below have been incorporated in each unit to allow them to reach their environmental sustainability targets.

Thermal Comfort

Average heating loads are 32% below allowable BASIX targets.

Average cooling loads are 26% below allowable BASIX targets.

Glazing Doors/Windows

Aluminium framed single clear glazing to building A:

A – awning/bi-fold windows + hinged glazed doors and B – sliding doors/windows + fixed glazing + louvres windows

U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)

Aluminium Low-e single clear glazing to building B:

A – awning/bi-fold windows + hinged glazed doors and B – sliding doors/windows + fixed glazing + louvre windows

U-Value: 5.40 (equal to or lower than) SHGC: 0.58 (±10%)

Given values are AFRC, total window system values (glass and frame)

NOTE: Openability modelled as per BASIX Thermal Protocol - 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regard to restricted openings.

Roof

Metal roof with a foil backed blanket (Minimum R1.3 up and R1.3 down)

External Colour

Default medium colour modelled ($0.475 < SA < 0.7$)

Ceiling

Plasterboard ceiling with a minimum R2.5 insulation (insulation only value) where roof is over

Ceiling Penetrations

Loss of ceiling insulation has been accounted for in accordance with BASIX Thermal Protocol 4.13.1 and NatHERS Technical Note 1.2

Assumed sealed LED downlights every $1/2.5\text{m}^2$

External Wall

Concrete block internally lined with plasterboard, R2.0 bulk insulation (insulation only value)

External Colour

Medium colour modelled ($0.475 < SA < 0.7$)

Inter tenancy walls

Concrete to walls adjacent to neighbours, no insulation required

Concrete blocks to walls adjacent to hallways with a minimum R1.2 insulation (insulation only value).

Concrete blocks with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. R1.2 insulation (insulation only value)

Walls within dwellings

Plasterboard on studs - no insulation

Floors

Concrete with a minimum R0.9 insulation (insulation only value) required to units with garage below.

Concrete between levels no insulation required.

Floor coverings

Tiles to wet areas and carpet elsewhere;

External Shading

Overhangs as per stamped documentation

Fixed exterior vertical screens as per plans and elevations

BASIX water inclusions

Score 41/40

Fixtures within units

Showerheads: Mid flow (>6L but <=7.5 L/min)

Toilets: 4.0 star

Kitchen taps: 5.0 star

Bathroom vanity taps: 5.0 star

Fixtures within common areas

Toilets: 5.0 star

Taps: 5.0 star

Appliances within units

Dishwashers: 4.0 star

Clothes washer: 2.5 star

Central rainwater storage

Tank size: 10,000L

Collecting from 3000m² roof area

Connected to outdoor tap for irrigation of common and private landscaping.

BASIX energy inclusions

Score 40/40

Hot water system

Individual gas instantaneous system – min. 6 star

Lift motors

All lifts to have gearless traction with VVVF motor

Appliances & other efficiency measures within units

Gas cooktop & electric oven

Dishwashers: 3.0 star

Clothes dryers: 3.0 star

Clothes Dryer: 2.5 star

Refrigerator: 2 star

Well ventilated fridge space

Heating and cooling within units

All units to have individual, single phase, reverse cycle air conditioning to living areas, and at least 1 bedroom

A minimum efficiency of EER 3.0-3.5 stars is required for cooling; and

A minimum efficiency of EER 3.5-4.0 stars is required for heating.

Day/Night zoning is also required

Artificial lighting within units

All light fittings within each room are to have LED fixtures installed

Ventilation within units

Bathroom – Individual fan, ducted to roof or fascade – manual on / manual off switch

Laundry – Individual fan, ducted to roof or fascade – manual on / manual off switch

Kitchen range hood – Individual fan, not ducted – manual on / manual off switch

Ventilation to common areas

Car park area – Naturally ventilated only;

Bin room – Exhaust air only, running continuously;

Switch Room – Supply air only, running continuously;

(Please note: Any air-conditioned commons areas that are not exclusive to residents must comply with NCC Section J glazing and insulation requirements. Independent reports should be requested prior to CC if relevant)

Artificial lighting to common areas

Car park area – Fluorescent lights with zoned switching and motion sensors

Lifts – LED lights connected to lift call button

Bin room – Fluorescent lights with motion sensor

Switch room – LED lights, with manual on / manual off switch

Alternative energy

Central photovoltaic system with a minimum output of 6 kW

Thermal Comfort Results
Proposed Residential Development



181 Allambie Road
Allambie Heights NSW 2100

1 of 1

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0002879440						Accreditation # VIC/BDAV/12/1473	
Thermal performance specifications							
Unit number	Number of Bedrooms	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
Building A							
1	2	126	0	40	20.7	5.4	None - see base file inclusions in overview
2	2	126	0	34.5	19.5	5.8	None - see base file inclusions in overview
3	2	126	0	34.8	19.6	5.8	None - see base file inclusions in overview
4	2	126	0	41.9	20.2	5.3	None - see base file inclusions in overview
5	2	126	0	38.4	26.9	5.1	None - see base file inclusions in overview
6	2	126	0	34.6	26.4	5.4	None - see base file inclusions in overview
7	2	126	0	34.3	25.5	5.4	None - see base file inclusions in overview
8	2	126	0	38.5	27.7	4.9	None - see base file inclusions in overview
Building B							
9	2	126.6	0	25.9	12.5	7.1	None - see base file inclusions in overview
10	2	126.6	0	17.5	13.8	7.6	None - see base file inclusions in overview
11	2	126.6	0	19.5	12.2	7.5	None - see base file inclusions in overview
12	2	126.6	0	18.3	13.4	7.5	None - see base file inclusions in overview
13	2	126.6	0	18.3	13	7.6	None - see base file inclusions in overview
14	2	126.6	0	18	13.9	7.5	None - see base file inclusions in overview
15	2	126.6	0	18.1	15	7.4	None - see base file inclusions in overview
16	2	126.6	0	24.5	14.2	7	None - see base file inclusions in overview
17	2	126.6	0	29.8	18.4	6.3	None - see base file inclusions in overview
18	2	126.6	0	20.6	23.3	6.6	None - see base file inclusions in overview
19	2	126.6	0	26.4	18.3	6.5	None - see base file inclusions in overview
20	2	126.6	0	19.9	23.9	6.6	None - see base file inclusions in overview
21	2	126.6	0	25.9	18.8	6.5	None - see base file inclusions in overview
22	2	126.6	0	21	23.2	6.6	None - see base file inclusions in overview
23	2	126.6	0	26.2	19.8	6.4	None - see base file inclusions in overview
24	2	126.6	0	24	23.3	6.4	None - see base file inclusions in overview

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate number: **0002879440**

Certificate Date: **22 Jun 2018**

★ Average Star rating: **6.4**



Assessor details

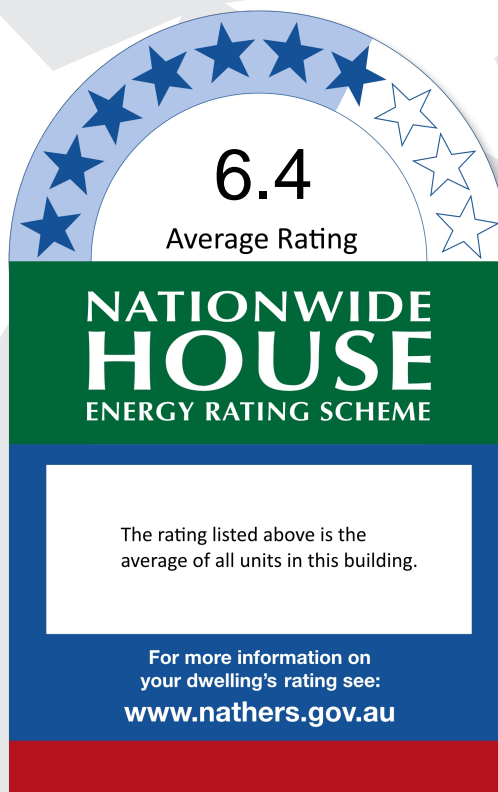
Accreditation number: **VIC/BDAV/12/1473**
Name: **Tracey Cools**
Organisation: **Efficient Living**
Email: **admin@efficientliving.com.au**
Phone: **02 9970 6181**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2c (3.13)**

AAO: **BDAV**

Dwelling details

Street: **Allambie Road**
Suburb: **Allambie Heights**
State: **NSW**
Postcode: **2100**

Scan to access this certificate online and confirm this is valid.



Summary of all dwellings

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0002879153	01	40.0	20.7	60.8	5.4
0002879179	02	34.5	19.5	54.0	5.8
0002879203	03	34.8	19.6	54.4	5.8
0002879245	04	41.9	20.2	62.0	5.3
0002879260	05	38.4	26.9	65.3	5.1
0002879286	06	34.6	26.4	61.0	5.4
0002879310	07	34.3	25.5	59.8	5.4
0002879351	08	38.5	27.7	66.2	4.9
0002879138	09	25.9	12.5	38.4	7.1
0002879187	10	17.6	13.8	31.5	7.6
0002879195	11	19.5	12.2	31.7	7.5
0002879237	12	18.3	13.4	31.7	7.5
0002879252	13	18.3	13.0	31.3	7.6
0002879302	14	18.0	13.9	32.0	7.5
0002879328	15	18.1	15.0	33.1	7.4

Nationwide House Energy Rating Scheme* - Class 2 summary

Certificate number: **0002879440**

Certificate Date:

22 Jun 2018

★ Average Star rating: **6.4**



Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0002879369	16	24.5	14.2	38.8	7
0002879146	17	29.8	18.4	48.1	6.3
0002879161	18	20.6	23.3	43.9	6.6
0002879211	19	26.4	18.3	44.7	6.5
0002879229	20	19.9	23.9	43.8	6.6
0002879278	21	25.9	18.8	44.7	6.5
0002879294	22	21.0	23.2	44.2	6.6
0002879336	23	26.2	19.8	46.0	6.4
0002879344	24	24.0	23.3	47.3	6.4

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 934623M_03

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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 18 February 2020

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



Planning,
Industry &
Environment

Project summary

Project name	181 Allambie Road_03
Street address	181 Allambie Road Allambie Heights 2100
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 752035
Lot no.	2615
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	24
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 45	Target 45

Certificate Prepared by

Name / Company Name: Efficient Living Pty Ltd

ABN (if applicable): 82116346082

Description of project

Project address

Project name	181 Allambie Road_03
Street address	181 Allambie Road Allambie Heights 2100
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 752035
Lot no.	2615
Section no.	-

Project type

No. of residential flat buildings	2
No. of units in residential flat buildings	24
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m²)	372000
Roof area (m²)	1720
Non-residential floor area (m²)	0.0
Residential car spaces	28
Non-residential car spaces	0

Common area landscape

Common area lawn (m²)	2578.0
Common area garden (m²)	5000.0
Area of indigenous or low water use species (m²)	-

Assessor details

Assessor number	BDAV/12/1473
Certificate number	0002879440
Climate zone	56

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 45	Target 45

Description of project

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

Residential flat buildings - Building A, 8 dwellings, 2 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	2	126.0	0.0	0.0	0.0
5	2	126.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
2	2	126.0	0.0	0.0	0.0
6	2	126.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
3	2	126.0	0.0	0.0	0.0
7	2	126.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
4	2	126.0	0.0	0.0	0.0
8	2	126.0	0.0	0.0	0.0

Residential flat buildings - Building B, 16 dwellings, 2 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
9	2	126.6	0.0	0.0	0.0
13	2	126.6	0.0	13.0	0.0
17	2	126.6	0.0	0.0	0.0
21	2	126.6	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10	2	126.6	0.0	13.0	0.0
14	2	126.6	0.0	13.0	0.0
18	2	126.6	0.0	0.0	0.0
22	2	126.6	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
11	2	126.6	0.0	13.0	0.0
15	2	126.6	0.0	13.0	0.0
19	2	126.6	0.0	0.0	0.0
23	2	126.6	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
12	2	126.6	0.0	13.0	0.0
16	2	126.6	0.0	13.0	0.0
20	2	126.6	0.0	0.0	0.0
24	2	126.6	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m ²)
Car park area	887.0
Switch room	9.0

Common area	Floor area (m ²)
Lift car (No.1)	-
Bin Room	12.5

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

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 multi-dwelling houses

4. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - 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.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	2.5 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	2	2	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	2 star (new rating)	yes	3 star	3 star	2.5 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.		✓	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	40.0	20.7
2	34.5	19.5
3	34.8	19.6
4	41.9	20.2
5	38.4	26.9
6	34.6	26.4
7	34.3	25.5
All other dwellings	38.5	27.7

(b) Common areas and central systems/facilities

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

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

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area	no mechanical ventilation	-	fluorescent	zoned switching with daylight sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Switch room	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
Bin Room	ventilation exhaust only	-	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 3
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 3

2. Commitments for Residential flat buildings - Buidling B

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	2.5 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
10, 11, 12, 13, 14, 15, 16	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	2 star (new rating)	yes	3 star	3 star	2.5 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.		✓	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
9	25.9	12.5
10	17.6	13.8
11	19.5	12.2
12	18.3	13.4
13	18.3	13.0
14	18.0	13.9
15	18.1	15.0
16	24.5	14.2
17	29.8	18.4
18	20.6	23.3
19	26.4	18.3
20	19.9	23.9
21	25.9	18.8
22	21.0	23.2
23	26.2	19.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
All other dwellings	24.0	23.3

(b) Common areas and central systems/facilities

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

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

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

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

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000.0	To collect run-off from at least: - 300.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 7578.0 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.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 6.0 peak kW

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).