

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1025335M_04

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

Secretary

Date of issue: Monday, 07 March 2022

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



Planning,
Industry &
Environment

| Project summary | | |
|--|---|------------------------|
| Project name | Boarding house @ 10 NAREE RD, FRENCH_04 | |
| Street address | 10 NAREE Road FRENCHS FOREST 2086 | |
| Local Government Area | Northern Beaches Council | |
| Plan type and plan number | deposited 23317 | |
| Lot no. | 16 | |
| Section no. | - | |
| No. of residential flat buildings | 1 | |
| No. of units in residential flat buildings | 28 | |
| No. of multi-dwelling houses | 0 | |
| No. of single dwelling houses | 0 | |
| Project score | | |
| Water | ✓ 40 | Target 40 |
| Thermal Comfort | ✓ | concession Target Pass |
| Energy | ✓ 48 | Target 45 |

| Certificate Prepared by |
|----------------------------------|
| Name / Company Name: EPS |
| ABN (if applicable): 16645179013 |

Description of project

Project address

| | |
|---------------------------|---|
| Project name | Boarding house @ 10 NAREE RD, FRENCH_04 |
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Project type

| | |
|--|----|
| No. of residential flat buildings | 1 |
| No. of units in residential flat buildings | 28 |
| No. of multi-dwelling houses | 0 |
| No. of single dwelling houses | 0 |

Site details

| | |
|--|-------|
| Site area (m ²) | 975.5 |
| Roof area (m ²) | 385 |
| Non-residential floor area (m ²) | 0.0 |
| Residential car spaces | 11 |
| Non-residential car spaces | 0 |




Common area landscape

| | |
|---|-------|
| Common area lawn (m ²) | 142.0 |
| Common area garden (m ²) | 50.0 |
| Area of indigenous or low water use species (m ²) | 0.0 |

Assessor details

| | |
|---|-----|
| Assessor number | N/A |
| Certificate number | N/A |
| Climate zone | N/A |
| Ceiling fan in at least one bedroom | N/A |
| Ceiling fan in at least one living room or other conditioned area | N/A |

Project score

| | | |
|-----------------|--|-----------------------|
| Water |  40 | Target 40 |
| Thermal Comfort |  | concessionTarget Pass |
| Energy |  48 | Target 45 |

Description of project

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

Residential flat buildings - Building1, 28 dwellings, 3 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 | 1 | 18.93 | 0.0 | 0.0 | 0.0 |
| 14 | 1 | 13.3 | 0.0 | 0.0 | 0.0 |
| 19 | 1 | 15.37 | 0.0 | 0.0 | 0.0 |
| 24 | 1 | 17.61 | 0.0 | 0.0 | 0.0 |
| G01 | 1 | 21.83 | 0.0 | 8.19 | 0.0 |
| G06 | 1 | 13.24 | 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 | 1 | 17.61 | 0.0 | 0.0 | 0.0 |
| 15 | 1 | 13.3 | 0.0 | 0.0 | 0.0 |
| 20 | 1 | 13.52 | 0.0 | 0.0 | 0.0 |
| 25 | 1 | 17.61 | 0.0 | 0.0 | 0.0 |
| G02 | 1 | 21.85 | 0.0 | 3.97 | 0.0 |
| G07 | 1 | 13.24 | 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 | 1 | 17.61 | 0.0 | 0.0 | 0.0 |
| 16 | 1 | 15.93 | 0.0 | 0.0 | 0.0 |
| 21 | 1 | 18.53 | 0.0 | 0.0 | 0.0 |
| 26 | 1 | 15.93 | 0.0 | 0.0 | 0.0 |
| G03 | 1 | 19.04 | 0.0 | 0.0 | 0.0 |
| G08 | 1 | 13.24 | 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 | 1 | 17.61 | 0.0 | 0.0 | 0.0 |
| 17 | 1 | 15.93 | 0.0 | 0.0 | 0.0 |
| 22 | 1 | 17.61 | 0.0 | 0.0 | 0.0 |
| 27 | 1 | 15.93 | 0.0 | 0.0 | 0.0 |
| G04 | 1 | 19.04 | 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) |
|--------------|-----------------|--|--|---|---|
| 13 | 1 | 17.61 | 0.0 | 0.0 | 0.0 |
| 18 | 1 | 15.93 | 0.0 | 0.0 | 0.0 |
| 23 | 1 | 17.61 | 0.0 | 0.0 | 0.0 |
| 28 | 1 | 15.93 | 0.0 | 0.0 | 0.0 |
| G05 | 1 | 18.89 | 0.0 | 0.0 | 0.0 |

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 ²) |
|--------------------------|------------------------------|
| Basement Car park area | 465.0 |
| Community room | 30.0 |
| Common L'dry | 18.03 |
| Upper Ground floor lobby | 39.0 |

| Common area | Floor area (m ²) |
|-----------------------|------------------------------|
| Lift car (No.1) | - |
| Office | 12.83 |
| Common WC | 5.0 |
| Hallway/lobby Level-1 | 35.0 |

| Common area | Floor area (m ²) |
|--------------------------|------------------------------|
| Bulky Waste room | 16.59 |
| Plant room @ Basement | 16.0 |
| Lower Ground floor lobby | 53.0 |

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table). | ✓ | ✓ | |
| (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it. | | ✓ | ✓ |
| (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below. | | ✓ | ✓ |
| (e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. | | ✓ ✓ | ✓ ✓ |
| (e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below. | ✓ | ✓ | |
| (f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both). | | ✓ | |
| (g) The pool or spa must be located as specified in the table. | ✓ | ✓ | |
| (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified. | ✓ | ✓ | ✓ |

| Dwelling no. | Fixtures | | | | | Appliances | | Individual pool | | | | Individual spa | | |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
| | All shower-heads | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 4 star (> 4.5 but <= 6 L/min) | 3 star | 4 star | 4 star | no | - | 4 star | - | - | - | - | - | - | - |

| Dwelling no. | Alternative water source | | | | | | | |
|--------------|----------------------------------|------|---------------|----------------------|-----------------------|--------------------|-------------|------------|
| | Alternative water supply systems | Size | Configuration | Landscape connection | Toilet connection (s) | Laundry connection | Pool top-up | Spa top-up |
| None | - | - | - | - | - | - | - | - |

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

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

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

| 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 | - | 1-phase airconditioning EER 3.0 - 3.5 | - | 1 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | no |

| Dwelling no. | Individual pool | | Individual spa | | Appliances & other efficiency measures | | | | | | | |
|---------------|---------------------|-------|--------------------|-------|--|--------------|------------------------------|------------|----------------|---------------|---|--|
| | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/oven | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | - | - | - | - | electric cooktop & electric oven | 2.5 star | yes | 4 star | - | - | no | no |

| (iii) Thermal Comfort | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) The development will be a Class 3 building. The applicant must include in the documentation accompanying the application for a construction certificate (or complying development certificate, if applicable), a report demonstrating that the development will meet Section J of the National Construction Code - Volume 1. | ✔ | ✔ | ✔ |

(b) Common areas and central systems/facilities

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

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|--------------------|---------------------------|-----------------------|--------------------|-------------------------------|
| All common areas | no common facility | 4 star | 3 star | 3 star |

| (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. | ✓ | ✓ | ✓ |

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

(b) Common areas and central systems/facilities

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

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|------------------|--------------------|----------------|-------------|------------------------|
| All common areas | no common facility | 4 star | 3 star | 3 star |

| (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 |
| Basement Car park area | ventilation exhaust only | carbon monoxide monitor + 2-speed fan | fluorescent | daylight sensor and motion sensor | No |
| Lift car (No.1) | - | - | light-emitting diode | connected to lift call button | No |
| Bulky Waste room | ventilation exhaust only | - | fluorescent | motion sensors | No |
| Community room | air conditioning system | time clock or BMS controlled | fluorescent | daylight sensor and motion sensor | No |
| Office | air conditioning system | time clock or BMS controlled | fluorescent | daylight sensor and motion sensor | No |
| Plant room @ Basement | ventilation exhaust only | interlocked to light | fluorescent | motion sensors | No |
| Common L'dry | ventilation exhaust only | interlocked to light | fluorescent | motion sensors | No |
| Common WC | ventilation exhaust only | time clock or BMS controlled | fluorescent | manual on / manual off | No |
| Lower Ground floor lobby | no mechanical ventilation | - | fluorescent | daylight sensor and motion sensor | No |
| Upper Ground floor lobby | no mechanical ventilation | - | fluorescent | daylight sensor and motion sensor | No |
| Hallway/lobby Level-1 | no mechanical ventilation | - | fluorescent | daylight sensor and motion sensor | No |

| Central energy systems | Type | Specification |
|---------------------------|--------------------------------------|---|
| Alternative energy supply | Photovoltaic system | Rated electrical output (min): 25.0 peak kW |
| Lift (No. 1) | gearless traction with V V V F motor | Number of levels (including basement): 3 |

Notes

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|--|
| 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

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|---|
| 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). |