

MERITON APARTMENTS

DA Application for:

Warriewood - Stage 1

To be built at:

14-18 Boondah St, WARRIEWOOD

BASIX Assessment

Date of Issue: 26th February, 2010

This report has been prepared by Efficient Living Pty Ltd on behalf of our client Meriton Apartments. Efficient Living prepares all reports in accordance with the ASBA code of practice and is backed by professional indemnity insurance. This report takes into account our client's instructions and preferred building inclusions.

PREPARED FOR :	PREPARED BY :
<p>Meriton Apartments Level 11/528 Kent Street North Sydney NSW 2000</p> <p>Contact : Phone : (02) 9287 2888 Fax : (02) 9287 2768</p>	<p>Efficient Living Unit 24 B 176 South Creek Road Cromer NSW 2099</p> <p>Email: tracey@efficientliving.com.au Phone : (02) 9971 0003 Fax : (02) 9971 0003</p>

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<p>BASIX CERTIFICATES x 7</p> <p>All basix reports are to be read in conjunction with each other. Common areas and central systems have been divided for shared services over the 7 reports.</p>

INTRODUCTION

Efficient Living has investigated the estimated thermal comfort, water and energy usage of the proposed development to be built at 14-18 Boondah St, 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 Meriton. For further details, refer to the individual BASIX certificates and ABSA reports 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 target of 30-35% for the energy section (building size dependant).

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 (mega joules) 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 30-35% 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 and the cook top, oven, and clothes drying facilities.

BASIX Inclusions –Warriewood -Stage 1

All units in buildings A to G have reached the targets as set for new dwellings in NSW.
The inclusions as outlined in the table below have been incorporated in each unit to allow them to reach their environmental sustainability targets.

Glazing	Doors / windows: Single glazed: U: 6.6 SHGC: 0.53
Roof / ceiling insulation	Roof: Light coloured, concrete slab roof with pebbles to A,B,C. No pebbles to D,E,F & G Plasterboard ceiling with R2.5 insulation to top floor units and those with exposed balcony over.
Wall / floor insulation	External Wall: Pre-cast concrete Internal walls within units: Plasterboard on studs- no insulation Inter- tenancy walls- Hebel- no insulation Floor: Concrete - no insulation
Landscaped areas	Total lawn area: 4400m ² Total garden area: 3000m ² Indigenous / Low water Garden: 0m ²
Tapware	All units and communal areas to have 3 star showers & 4 star tapware & toilets
Rain tank volume	70,000L rain tank capacity.
Harvested roof areas	Un-trafficable areas of the main roof from all buildings are to be plumbed into the rain tank.
Rain tank connections	All private and communal area gardens and lawns.
Hot water units	1 central manifolded gas storage system, with R0.6 (25mm) insulation to all piping.
Heating and Cooling	All units to have individual single phase reverse cycle air conditioning: All 1 bedroom units : 5.5 star – Cooling and 5.5star - Heating (zoned) All 2 bedroom units : 5.5 star – Cooling and 5.5 star - Heating (zoned) All 3 bedroom units : 5.5 star – Cooling and 6 star - Heating (zoned)
Ventilation with-in dwellings	Kitchen range hood to be recirculating with a manual on / off switch All bathrooms and laundrys to have individual fans into central duct with a manual on / off switch.
Lighting	Florescent lighting provided throughout both buildings communal areas and with-in the units. All light fittings to be dedicated.

Appliances	<p>Gas cook top and electric oven</p> <p>Well vented fridge spaces</p> <p>Clothes dryers with 2.0 star energy efficiency</p> <p>Clothes washers with 2.5 star energy efficiency and 3.0 star water efficiency</p> <p>Dish washers with 3.0 star water efficiency and 3.0 star energy efficiency</p> <p>Indoor / sheltered clothes lines to be provided to all units.</p>
Common area Ventilation	<p>All car parks to have supply and exhaust air with carbon monoxide monitors and VSD speed fans.</p> <p>The garbage rooms to have exhaust fans running constantly.</p> <p>Hallways to have ventilation supply only.</p> <p>Switch / Electrical service areas to have none mechanical ventilation.</p> <p>Manager's Office & Lobby / Reception (Building D) to have air-conditioning controlled by time clocks.</p>
Common area lighting	<p>All car park area lighting to have zoned switching and motion sensors.</p> <p>All lift lighting systems are to be connected to a call switch button.</p> <p>Hallways to have zoned switching.</p> <p>Lighting to all other areas to have manual on / off switches.</p>
Lift motor	All lifts to have gearless traction with VVVF motor.
Alternative power	Photovoltaic systems are required to generate energy on this complex to bring it up to a 30-35% savings target. A total of 38 peak kW is required spread between all buildings.

Assessor Certificate

Multiple Dwellings

Certificate Version 6.1. Prior versions not valid after 1 March 2006

Issued in accordance with
BASIX Thermal Comfort Simulation Method.



Assessor			
Name:	Tracey Cools	Company:	Efficient Living
Address:	24B, 176 South Creek Road, Cromer		
Phone:	9971 0003	Fax:	9971 0003
	Email: tracey@efficientliving.com.au		
Declaration of interest:	None		

Client			
Name:	Benjamin Black	Company:	Meriton Apartments Pty Ltd
Address:	Level 11, 528 Kent Street Sydney 2000		
Phone:	9287 2691	Fax:	9287 2777
	Email: benb@meriton.com.au		

Project	
Address:	Buildings A to G – 14-18 Boondah Rd, WARRIEWOOD, NSW 2102
Applicant:	Meriton Apartments Pty Ltd
LGA:	Pittwater Council

Assessment		
Date:	25/02/10	Software: BERS Pro
		Version: V4.1

Documentation

All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

Thermal Performance Spec: Attached,
Affixed to drawings Page#: DA_000

Drawings: DA00-06, DA10, DA11, DA20 to DA26, DA30, DA70

Building Specifications: Dated 19/02/10



ABSA Assessor Certificate **Assessor # 20101** **Certificate # 24381547** **Issued: 26/02/10**

Thermal performance specifications						Page 1 of 8	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
BUILDING A							
G01	24381547	81	0	17	18	No	No
G02	68013815	92	0	64	10	No	No
G03	26630358	63	0	31	12	No	No
G04	46182264	43	0	40	9	No	No
G05	66287443	63	0	37	11	No	No
G06	70962405	98	0	39	10	No	No
G07	34640762	78	0	29	17	No	No
101	83088989	81	0	9	19	No	No
102	56635608	92	0	53	10	No	No
103	24626840	63	0	19	12	No	No
104	81325508	43	0	22	10	No	No
105	50517278	63	0	24	12	No	No
106	22451207	98	0	27	11	No	No
107	24826315	78	0	20	18	No	No
201	86956669	81	0	19	22	No	No
202	82193561	92	0	65	12	No	No
203	26803538	63	0	31	14	No	No
204	48818515	43	0	36	12	No	No

Thermal performance specifications						Page 2 of 8	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond	Uncond.	Heat	Cool (Sens & Lat)		
205	71854807	63	0	37	14	No	No
206	25844826	98	0	37	13	No	No
207	55178214	78	0	30	20	No	No
BUILDING B							
G08	44807878	70	0	21	25	No	No
G09	68013815	92	0	64	10	No	No
G10	26630358	63	0	31	12	No	No
G11	46182264	43	0	40	9	No	No
G12	66287443	63	0	37	11	No	No
G13	70962405	98	0	39	10	No	No
G14	34640762	78	0	29	17	No	No
108	76351225	70	0	12	23	No	No
109	56635608	92	0	53	10	No	No
110	24626840	63	0	19	12	No	No
111	81325508	43	0	22	10	No	No
112	50517278	63	0	24	12	No	No
113	22451207	98	0	27	11	No	No
114	24826315	78	0	20	18	No	No
208	96570760	70	0	20	25	No	No
209	82193561	92	0	65	12	No	No
210	26803538	63	0	31	14	No	No
211	48818515	43	0	36	12	No	No
212	71854807	63	0	37	14	No	No
213	25844826	98	0	37	13	No	No
214	55178214	78	0	30	20	No	No
BUILDING C							
G15	34640762	78	0	29	17	No	No
G16	68013815	92	0	64	10	No	No
G17	26630358	63	0	31	12	No	No
G18	46182264	43	0	40	9	No	No
G19	66287443	63	0	37	11	No	No
G20	70962405	98	0	39	10	No	No
G21	34640762	78	0	29	17	No	No
115	24826315	78	0	20	18	No	No
116	56635608	92	0	53	10	No	No
117	24626840	63	0	19	12	No	No
118	81325508	43	0	22	10	No	No
119	50517278	63	0	24	12	No	No
120	22451207	98	0	27	11	No	No
121	24826315	78	0	20	18	No	No
215	55178214	78	0	30	20	No	No
216	82193561	92	0	65	12	No	No
217	26803538	63	0	31	14	No	No
218	48818515	43	0	36	12	No	No
219	71854807	63	0	37	14	No	No
220	25844826	98	0	37	13	No	No
221	55178214	78	0	30	20	No	No

ABSA Assessor Certificate		Assessor # 20101		Certificate # 24381547		Issued: 26/02/10	
Thermal performance specifications						Page 3 of 8	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concession s No	Qualify for ventilation bonus No
		Cond	Uncond.	Heat	Cool (Sens & Lat)		
BUILDING D							
G22	66421904	69	0	29	11	No	No
G23	78726082	96	0	31	10	No	No
G24	51929776	36	0	47	17	No	No
G25	34298293	64	0	43	32	No	No
G27	72641592	73	0	40	14	No	No
G28	78726082	96	0	31	10	No	No
G29	25951583	57	4	23	17	No	No
G30	68247114	72	0	43	32	No	No
G31	14437726	89	0	34	17	No	No
G32	89675552	40	0	63	15	No	No
122	79131650	80	0	21	15	No	No
123	46071420	96	0	16	9	No	No
124	43137259	117	0	21	16	No	No
125	52116659	109	0	27	21	No	No
126	71258473	64	0	36	29	No	No
127	96823658	73	0	25	14	No	No
128	46071420	96	0	16	9	No	No
129	35737315	111	0	6	16	No	No
130	89743821	72	0	23	26	No	No
131	51188350	89	0	19	16	No	No
132	68131477	59	0	31	15	No	No
222	79131650	80	0	21	15	No	No
223	46071420	96	0	16	9	No	No
224	43137259	117	0	21	16	No	No
225	52116659	109	0	27	21	No	No
226	67967534	99	0	1	32	No	No
228	96823658	73	0	25	14	No	No
229	64124589	111	0	6	14	No	No
230	35737315	111	0	6	16	No	No
231	89743821	72	0	23	26	No	No
232	51188350	89	0	19	16	No	No
233	68131477	59	0	31	15	No	No
322	79131650	80	0	21	15	No	No
323	46071420	96	0	16	9	No	No
324	43137259	117	0	21	16	No	No
325	52116659	109	0	27	21	No	No
326	67967534	99	0	1	32	No	No
327	96823658	73	0	25	14	No	No
328	64124589	111	0	6	14	No	No
329	35737315	111	0	6	16	No	No
330	89743821	72	0	23	26	No	No
331	51188350	89	0	19	16	No	No
332	68131477	59	0	31	15	No	No
422	69629367	80	0	35	13	No	No
423	53125247	96	0	30	12	No	No

Thermal performance specifications
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Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concession s No	Qualify for ventilation bonus No
		Cond	Uncond.	Heat	Cool (Sens & Lat)		
424	61335122	117	0	33	19	No	No
425	70478374	109	0	39	25	No	No
426	98516791	99	0	4	30	No	No
427	74234429	73	0	37	16	No	No
428	53125247	96	0	30	12	No	No
429	97371152	111	0	16	16	No	No
430	44974209	72	0	32	30	No	No
431	30671114	89	0	56	21	No	No
432	36122370	59	0	44	17	No	No
BUILDING E							
G33	86535665	98	0	37	21	No	No
G34	18447711	111	0	17	15	No	No
G35	58694582	57	4	23	17	No	No
G36	77055758	96	0	25	11	No	No
G37	78190201	78	0	39	15	No	No
G38	59196318	73	0	40	14	No	No
G39	77055758	96	0	25	11	No	No
G40	58694582	57	4	23	17	No	No
G41	29701913	72	0	36	17	No	No
G42	23036934	77	0	63	17	No	No
133	21171662	104	0	27	19	No	No
134	31820127	111	0	7	15	No	No
135	31820127	111	0	7	15	No	No
136	85638575	96	0	13	11	No	No
137	77573164	78	0	24	15	No	No
138	22456426	73	0	25	14	No	No
139	85638575	96	0	13	11	No	No
140	31820127	111	0	7	15	No	No
141	86233930	72	0	24	17	No	No
142	55447700	89	0	57	18	No	No
233	21171662	104	0	27	19	No	No
234	31820127	111	0	7	15	No	No
235	31820127	111	0	7	15	No	No
236	85638575	96	0	13	11	No	No
237	77573164	78	0	24	15	No	No
238	22456426	73	0	25	14	No	No
239	85638575	96	0	13	11	No	No
240	31820127	111	0	7	15	No	No
241	86233930	72	0	24	17	No	No
242	71283757	89	0	60	22	No	No
333	21171662	104	0	27	19	No	No
334	31820127	111	0	7	15	No	No
335	31820127	111	0	7	15	No	No
336	85638575	96	0	13	11	No	No
337	77573164	78	0	24	15	No	No
338	31865036	64	0	46	20	No	No
339	85638575	96	0	13	11	No	No

Thermal performance specifications
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Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond	Uncond.	Heat	Cool (Sens & Lat)		
340	31820127	111	0	7	15	No	No
341	46317871	69	13	63	23	No	No
433	87143573	104	0	41	29	No	No
434	53240561	111	0	14	21	No	No
435	53240561	111	0	14	21	No	No
436	66325088	96	0	26	14	No	No
437	47588966	78	0	37	17	No	No
438	44928569	64	0	57	16	No	No
439	66325088	96	0	26	14	No	No
440	53240561	111	0	14	21	No	No
441	17157274	69	13	52	25	No	No
BUILDING F							
G43	83541535	72	0	35	20	No	No
G44	84965658	91	0	30	24	No	No
G45	48228567	73	0	56	16	No	No
G47	30507462	60	0	29	21	No	No
G48	84965658	91	0	30	24	No	No
G49	28400743	111	0	43	13	No	No
G50	28844099	72	0	57	22	No	No
G51	53292658	111	0	44	9	No	No
G52	83942118	64	0	40	17	No	No
G53	30910764	81	0	46	22	No	No
G54	14536254	111	0	37	8	No	No
G55	29934192	89	0	33	9	No	No
G56	54888820	78	0	37	13	No	No
G57	22484368	96	0	30	8	No	No
G58	79121196	38	0	21	11	No	No
G59	64452846	91	0	30	8	No	No
G60	34587187	78	0	53	14	No	No
143	23640641	102	9	22	15	No	No
144	82656371	91	0	20	20	No	No
145	82656371	91	0	20	20	No	No
146	86845575	68	0	38	23	No	No
147	83969885	60	0	20	20	No	No
148	82656371	91	0	20	20	No	No
149	89178517	111	0	30	13	No	No
150	89178517	111	0	30	13	No	No
151	86143827	111	0	22	17	No	No
152	83912483	76	0	29	13	No	No
153	71174593	90	0	27	20	No	No
154	73264486	111	0	19	15	No	No
155	78733824	89	0	20	9	No	No
156	82687436	78	0	16	11	No	No
157	64452846	91	0	18	10	No	No
158	48627997	82	0	24	12	No	No
159	64452846	91	0	18	10	No	No

ABSA Assessor Certificate		Assessor # 20101		Certificate # 24381547		Issued: 26/02/10	
Thermal performance specifications						Page 6 of 8	
Unit number(s)	Certificate number	Floor area (M²)		Predict. loads (MJ/M²/y)		Concession s	Qualify for ventilation bonus
		Cond	Uncond.	Heat	Cool (Sens & Lat)		
160	22585832	78	0	19	13	No	No
161	66977465	79	0	64	18	No	No
243	23640641	102	9	22	15	No	No
244	82656371	91	0	20	20	No	No
245	82656371	91	0	20	20	No	No
246	86845575	68	0	38	23	No	No
247	83969885	60	0	20	20	No	No
248	82656371	91	0	20	20	No	No
249	89178517	111	0	30	13	No	No
250	89178517	111	0	30	13	No	No
251	86143827	111	0	22	17	No	No
252	83912483	76	0	29	13	No	No
253	71174593	90	0	27	20	No	No
254	73264486	111	0	19	15	No	No
255	78733824	89	0	20	9	No	No
256	82687436	78	0	16	11	No	No
257	64452846	91	0	18	10	No	No
258	48627997	82	0	24	12	No	No
259	64452846	91	0	18	10	No	No
260	22585832	78	0	19	13	No	No
261	66977465	79	0	64	18	No	No
343	23640641	102	9	22	15	No	No
344	82656371	91	0	20	20	No	No
345	82656371	91	0	20	20	No	No
346	86845575	68	0	38	23	No	No
347	83969885	60	0	20	20	No	No
348	82656371	91	0	20	20	No	No
349	89178517	111	0	30	13	No	No
350	89178517	111	0	30	13	No	No
351	86143827	111	0	22	17	No	No
352	83912483	76	0	29	13	No	No
353	71174593	90	0	27	20	No	No
354	73264486	111	0	19	15	No	No
355	78733824	89	0	20	9	No	No
356	82687436	78	0	16	11	No	No
357	64452846	91	0	18	10	No	No
358	48627997	82	0	24	12	No	No
359	64452846	91	0	18	10	No	No
360	22585832	78	0	19	13	No	No
361	66977465	79	0	64	18	No	No
443	70359353	102	9	34	19	No	No
444	94536494	91	0	28	18	No	No
445	94536494	91	0	28	18	No	No
446	66144884	68	0	48	24	No	No
447	22465651	60	0	30	23	No	No
448	94536494	91	0	28	18	No	No
449	63111208	111	0	43	15	No	No

Thermal performance specifications						Page 7 of 8	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond	Uncond.	Heat	Cool (Sens & Lat)		
450	63111208	111	0	43	15	No	No
451	28122646	111	0	34	20	No	No
452	24546025	76	0	25	24	No	No
453	36125284	90	0	39	23	No	No
454	43102559	111	0	33	17	No	No
455	51006626	89	0	26	8	No	No
456	36674313	78	0	21	9	No	No
457	97536283	91	0	30	11	No	No
458	91573462	82	0	36	14	No	No
459	97536283	91	0	30	11	No	No
460	77623323	78	0	30	12	No	No
461	17613559	79	0	64	20	No	No
BUILDING G							
G62	62140526	78	0	17	9	No	No
G63	18875651	96	0	24	8	No	No
G64	35252972	75	0	36	9	No	No
G65	48671134	92	0	59	22	No	No
G66	34048377	98	0	35	13	No	No
G67	22641506	42	0	37	13	No	No
G68	32838451	89	12	24	15	No	No
G69	29396630	79	7	54	18	No	No
G70	35252972	75	0	36	9	No	No
G71	18875651	96	0	24	8	No	No
G72	33028969	71	0	19	8	No	No
162	98457585	80	0	7	18	No	No
163	58901214	96	0	13	8	No	No
164	46273811	111	0	20	9	No	No
165	54548470	92	0	47	22	No	No
166	22212023	98	0	25	13	No	No
167	88650115	66	0	6	11	No	No
168	33936665	89	12	15	15	No	No
169	73128882	79	7	41	17	No	No
170	43714917	111	0	24	10	No	No
171	58901214	96	0	13	8	No	No
172	35649467	61	0	15	11	No	No
262	98457585	80	0	7	18	No	No
263	58901214	96	0	13	9	No	No
264	46273811	111	0	20	9	No	No
265	54548470	92	0	47	22	No	No
266	22212023	98	0	25	13	No	No
267	88650115	66	0	6	11	No	No
268	33936665	89	12	15	15	No	No
269	73128882	79	7	41	17	No	No
270	43714917	111	0	24	10	No	No
271	58901214	96	0	13	8	No	No
272	35649467	61	0	15	11	No	No
362	98457585	80	0	7	18	No	No

Thermal performance specifications						Page 8 of 8	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond	Uncond.	Heat	Cool (Sens & Lat)		
363	58901214	96	0	13	8	No	No
364	46273811	111	0	20	9	No	No
365	54548470	92	0	47	22	No	No
366	22212023	98	0	25	13	No	No
367	88650115	66	0	6	11	No	No
368	33936665	89	12	15	15	No	No
369	73128882	79	7	41	17	No	No
370	43714917	111	0	24	10	No	No
371	58901214	96	0	13	8	No	No
372	35649467	61	0	15	11	No	No
462	17772355	80	0	18	24	No	No
463	71518444	96	0	27	11	No	No
464	39826983	111	0	33	11	No	No
465	78768378	92	0	58	25	No	No
466	67318354	98	0	36	15	No	No
467	62276037	66	0	15	14	No	No
468	78548438	89	12	26	20	No	No
469	70698617	80	7	53	21	No	No
470	71513818	111	0	37	13	No	No
471	71518444	96	0	27	11	No	No
472	44975878	61	0	18	18	No	No

Assessor # 20101

Certificate # 24381547

Issued: 26/02/10

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Supplier still to be selected		Single glazed	Aluminium	6.6	0.53		Throughout

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
None							

Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Precast Concrete		None	Not specified	As per plans

Internal walls	Construction	Insulation	Detail
Hebel		None	To Inter-tenancy walls
Plasterboard on studs		None	All walls with-in units

Floors	Construction	Insulation	Covering	Detail
Concrete slab floors throughout		None	Carpet to bedrooms & Tiles to wet areas &	living areas as per plans some living areas as per plans

Ceilings	Construction	Insulation	Detail
Plasterboard		none	Where neighbouring units are above
Plasterboard		R2.5	Where exposed roof or balconies are above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete – with pebbles to A,B,C		None	Light	As per plans
Concrete – D, E, F & G		None	Light	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Not specified		Fixed vertical blades – As per plans Sliding edge of balcony screens – As per plans

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
Varying	eaves widths and offsets, as per plans	Sunscreen hoods – As per plans Concrete hood and side blade walls – As per plans Concrete structures over most top floor balconies – As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
Neighbouring unit blocks		N/A

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	Varying as per plans
Terrain category:	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	Varying
Subfloor:	Above enclosed carpark
Living area open to entry:	Yes, to hallways
Doors separate living areas:	No
Stair open to heated areas:	No
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire, unflued gas heat:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp



BASIX Certificate

Certificate number: 298216M_02

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 26 February 2010



Score

- ✓ Water: 41 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 35 (Target 35)

Description of project

Project address	
Project name	Warriewood - Building A_02
Street address	14-18 Boondah Street WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	deposited 1080979
Lot no.	20
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	21
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	81180
Roof area (m ²)	660
Non-residential floor area (m ²)	0
Residential car spaces	21
Non-residential car spaces	0
Common area landscape	
Common area lawn (m ²)	628
Common area garden (m ²)	428
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20101
Certificate number	24381547
Climate zone	56

Description of project

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

Unit building - Building A, 21 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)
101	2	81.0	0.0	0	0
105	1	63.0	0.0	0	0
202	2	92.0	0.0	0	0
206	2	98.0	0.0	0	0
G03	1	63.0	0.0	0	0
G07	2	78.0	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)
102	2	92.0	0.0	0	0
106	2	98.0	0.0	0	0
203	1	63.0	0.0	0	0
207	2	78.0	0.0	0	0
G04	1	43.0	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)
103	1	63.0	0.0	0	0
107	2	78.0	0.0	0	0
204	1	43.0	0.0	0	0
G01	2	81.0	0.0	0	0
G05	1	63.0	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)
104	1	43.0	0.0	0	0
201	2	81.0	0.0	0	0
205	1	63.0	0.0	0	0
G02	2	92.0	0.0	0	0
G06	2	98.0	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 Parking (Shared Building A-G)	2172
Garbage	27

Common area	Floor area (m ²)
Lift car (No. 1)	-
Hallways	152

Common area	Floor area (m ²)
Switch / Elect.	9

Schedule of BASIX commitments

1. Commitments for unit building - 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 attached dwelling houses

3. Commitments for separate 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 unit building - 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	3 star	4 star	4 star	4 star	no	2 star	3 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan into central duct + VSD	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan into central duct + VSD	manual on / timer 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
103, 104, 105, 203, 204, 205, G03, G04, G05	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
101, 102, 106, 107, 201, 202, 206, 207, G01, G02, G06, G07	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (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	-	yes	3 star	2.5 star	2 star	yes	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 ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
101	9	19
102	53	10
103	19	12
104	22	10
105	24	12

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
106	27	11
107	20	18
201	19	22
202	65	12
203	31	14
204	36	12
205	37	14
206	37	13
207	30	20
G01	17	18
G02	64	10
G03	31	12
G04	40	9
G05	37	11
G06	39	10
All other dwellings	29	17

(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	To collect run-off from at least: - 570 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 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 1056 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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 Parking (Shared Building A-G)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Switch / Elect.	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Hallways	ventilation supply only	none ie. continuous	compact fluorescent	zoned switching	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 4

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	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10.5 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).

BASIX Certificate

Certificate number: 298546M_02

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 26 February 2010



Score

- ✓ Water: 41 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 35 (Target 35)

Description of project

Project address	
Project name	Warriewood - Building B_02
Street address	14-18 Boondah Street WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	deposited 1080979
Lot no.	20
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	21
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	81180
Roof area (m ²)	660
Non-residential floor area (m ²)	0
Residential car spaces	21
Non-residential car spaces	0
Common area landscape	
Common area lawn (m ²)	628
Common area garden (m ²)	428
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20101
Certificate number	24381547
Climate zone	56

Description of project

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

Unit building - Building B, 21 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)
108	2	81.0	0.0	0	0
112	1	63.0	0.0	0	0
209	2	92.0	0.0	0	0
213	2	98.0	0.0	0	0
G10	1	63.0	0.0	0	0
G14	2	78.0	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)
109	2	92.0	0.0	0	0
113	2	98.0	0.0	0	0
210	1	63.0	0.0	0	0
214	2	78.0	0.0	0	0
G11	1	43.0	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)
110	1	63.0	0.0	0	0
114	2	78.0	0.0	0	0
211	1	43.0	0.0	0	0
G08	2	70.0	0.0	0	0
G12	1	63.0	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)
111	1	43.0	0.0	0	0
208	2	81.0	0.0	0	0
212	1	63.0	0.0	0	0
G09	2	92.0	0.0	0	0
G13	2	98.0	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 B

Common area	Floor area (m²)
Car Parking (Shared Building A-G)	2172
Garbage	27

Common area	Floor area (m²)
Lift car (No. 1)	-
Hallways	152

Common area	Floor area (m²)
Switch / Elect.	9

Schedule of BASIX commitments

1. Commitments for unit building - Building B

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for attached dwelling houses

3. Commitments for separate 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 unit building - 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.	✓	✓	✓

	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	3 star	4 star	4 star	4 star	no	2 star	3 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan into central duct + VSD	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan into central duct + VSD	manual on / timer 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
110, 111, 112, 210, 211, 212, G10, G11, G12	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
108, 109, 113, 114, 208, 209, 213, 214, G08, G09, G13, G14	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (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	-	yes	3 star	2.5 star	2 star	yes	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 ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
108	9	19
109	53	10
110	19	12
111	22	10
112	24	12

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
113	27	11
114	20	18
208	19	22
209	65	12
210	31	14
211	36	12
212	37	14
213	37	13
214	30	20
G08	21	25
G09	64	10
G10	31	12
G11	40	9
G12	37	11
G13	39	10
All other dwellings	29	17

(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	To collect run-off from at least: - 570 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 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 1056 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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 Parking (Shared Building A-G)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Switch / Elect.	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Hallways	ventilation supply only	none ie. continuous	compact fluorescent	zoned switching	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 4

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	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10.5 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).

BASIX Certificate

Certificate number: 298550M_02

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 26 February 2010



Score

- ✓ Water: 41 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 35 (Target 35)

Description of project

Project address	
Project name	Warriewood - Building C_02
Street address	14-18 Boondah Street WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	deposited 1080979
Lot no.	20
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	21
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	81180
Roof area (m ²)	660
Non-residential floor area (m ²)	0
Residential car spaces	21
Non-residential car spaces	0
Common area landscape	
Common area lawn (m ²)	628
Common area garden (m ²)	428
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20101
Certificate number	24381547
Climate zone	56

Description of project

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

Unit building - Building C, 21 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)
115	2	81.0	0.0	0	0
119	1	63.0	0.0	0	0
216	2	92.0	0.0	0	0
220	2	98.0	0.0	0	0
G17	1	63.0	0.0	0	0
G21	2	78.0	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)
116	2	92.0	0.0	0	0
120	2	98.0	0.0	0	0
217	1	63.0	0.0	0	0
221	2	78.0	0.0	0	0
G18	1	43.0	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)
117	1	63.0	0.0	0	0
121	2	78.0	0.0	0	0
218	1	43.0	0.0	0	0
G15	2	78.0	0.0	0	0
G19	1	63.0	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)
118	1	43.0	0.0	0	0
215	2	81.0	0.0	0	0
219	1	63.0	0.0	0	0
G16	2	92.0	0.0	0	0
G20	2	98.0	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 C

Common area	Floor area (m ²)
Car Parking (Shared Building A-G)	2172
Garbage	27

Common area	Floor area (m ²)
Lift car (No. 1)	-
Hallways	152

Common area	Floor area (m ²)
Switch / Elect.	9

Schedule of BASIX commitments

1. Commitments for unit building - Building C

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for attached dwelling houses

3. Commitments for separate 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 unit building - 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.	✓	✓	✓

	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	3 star	4 star	4 star	4 star	no	2 star	3 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan into central duct + VSD	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan into central duct + VSD	manual on / timer 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
117, 118, 119, 217, 218, 219, G17, G18, G19	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
115, 116, 120, 121, 215, 216, 220, 221, G15, G16, G20, G21	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (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	-	yes	3 star	2.5 star	2 star	yes	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 ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
115	9	19
116	53	10
117	19	12
118	22	10
119	24	12

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
120	27	11
121	20	18
215	19	22
216	65	12
217	31	14
218	36	12
219	37	14
220	37	13
221	30	20
G16	64	10
G17	31	12
G18	40	9
G19	37	11
G20	39	10
All other dwellings	29	17

(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	To collect run-off from at least: - 570 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 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 1056 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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 Parking (Shared Building A-G)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Switch / Elect.	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Hallways	ventilation supply only	none ie. continuous	compact fluorescent	zoned switching	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 4

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	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10.5 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).

BASIX Certificate

Certificate number: 298615M

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 26 February 2010



Score

- ✓ Water: 42 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 30 (Target 30)

Description of project

Project address	
Project name	Warriewood - Building D
Street address	14-18 Boondah Street WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	deposited 1080979
Lot no.	20
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	54
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	81180
Roof area (m ²)	1220
Non-residential floor area (m ²)	0
Residential car spaces	58
Non-residential car spaces	0
Common area landscape	
Common area lawn (m ²)	628
Common area garden (m ²)	428
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20101
Certificate number	24381547
Climate zone	56

Description of project

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

Unit building - Building D, 54 dwellings, 5 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)
122	2	80.0	0.0	0	0
126	1	64.0	0.0	0	0
130	2	72.0	0.0	0	0
223	2	96.0	0.0	0	0
228	2	73.0	0.0	0	0
232	1	89.0	0.0	0	0
324	2	117.0	0.0	0	0
328	2	111.0	0.0	0	0
332	1	59.0	0.0	0	0
425	3	109.0	0.0	0	0
429	2	111.0	0.0	0	0
G22	1	69.0	0.0	0	0
G27	1	73.0	0.0	0	0
G31	2	89.0	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)
123	2	96.0	0.0	0	0
127	1	73.0	0.0	0	0
131	2	89.0	0.0	0	0
224	2	117.0	0.0	0	0
229	2	111.0	0.0	0	0
233	1	59.0	0.0	0	0
325	3	109.0	0.0	0	0
329	2	111.0	0.0	0	0
422	2	80.0	0.0	0	0
426	2	99.0	0.0	0	0
430	2	72.0	0.0	0	0
G23	2	96.0	0.0	0	0
G28	2	96.0	0.0	0	0
G32	1	40.0	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)
124	2	117.0	0.0	0	0
128	2	96.0	0.0	0	0
132	1	59.0	0.0	0	0
225	3	109.0	0.0	0	0
230	2	111.0	0.0	0	0
322	2	80.0	0.0	0	0
326	2	99.0	0.0	0	0
330	2	72.0	0.0	0	0
423	2	96.0	0.0	0	0
427	1	73.0	0.0	0	0
431	2	89.0	0.0	0	0
G24	1	36.0	0.0	0	0
G29	1	57.0	4.0	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)
125	3	109.0	0.0	0	0
129	2	111.0	0.0	0	0
222	2	80.0	0.0	0	0
226	2	99.0	0.0	0	0
231	2	72.0	0.0	0	0
323	2	96.0	0.0	0	0
327	1	73.0	0.0	0	0
331	2	89.0	0.0	0	0
424	2	117.0	0.0	0	0
428	2	96.0	0.0	0	0
432	1	59.0	0.0	0	0
G25	1	64.0	0.0	0	0
G30	2	72.0	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 D

Common area	Floor area (m²)
Car Parking (Shared Building A-G)	2172
Switch / Elect.	46
Lobby / Reception	52

Common area	Floor area (m²)
Lift car (No. 1)	-
Garbage	92
Hallways	416

Common area	Floor area (m²)
Lift car (No. 2)	-
Manager's Office	14

Schedule of BASIX commitments

1. Commitments for unit building - Building D

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for attached dwelling houses

3. Commitments for separate 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 unit building - 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:			
(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	3 star	4 star	4 star	4 star	no	2 star	3 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan into central duct + VSD	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan into central duct + VSD	manual on / timer off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
125, 225, 325, 425	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 6 Star (zoned)	1-phase airconditioning 6 Star (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
126, 127, 132, 232, 233, 327, 332, 427, 432, G22, G24, G25, G27, G29, G32	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
122, 123, 124, 128, 129, 130, 131, 222, 223, 224, 226, 228, 229, 230, 231, 322, 323, 324, 326, 328, 329, 330, 331, 422, 423, 424, 426, 428, 429, 430, 431, G23, G28, G30, G31	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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	3 star	2.5 star	2 star	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
126	36	29
422	35	13
424	33	19
425	39	25
426	4	30
427	37	16
429	16	16
430	32	30
431	56	21
432	44	17
G22	29	11
G24	47	17
G27	40	14
G29	23	17
G31	34	17
G32	63	15
226, 326	1	32
229, 328	6	14
423, 428	30	12
G23, G28	31	10
G25, G30	43	32
122, 222, 322	21	15
124, 224, 324	21	16
125, 225, 325	27	21
127, 228, 327	25	14
129, 230, 329	6	16
130, 231, 330	23	26

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
131, 232, 331	19	16
132, 233, 332	31	15
All other dwellings	16	9

(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	To collect run-off from at least: - 785 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 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 1056 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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 Parking (Shared Building A-G)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	compact fluorescent	connected to lift call button	No
Switch / Elect.	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Manager's Office	air conditioning system	time clock or BMS controlled	compact fluorescent	manual on / manual off	No
Lobby / Reception	air conditioning system	time clock or BMS controlled	compact fluorescent	manual on / manual off	No
Hallways	ventilation supply only	none ie. continuous	compact fluorescent	zoned switching	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 6

Central energy systems	Type	Specification
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 6

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	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 5.5 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).

BASIX Certificate

Certificate number: 298614M

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 26 February 2010



Score

- ✓ Water: 41 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 30 (Target 30)

Description of project

Project address	
Project name	Warriewood - Building E
Street address	14-18 Boondah Street WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	deposited 1080979
Lot no.	20
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	48
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	81180
Roof area (m ²)	1040
Non-residential floor area (m ²)	0
Residential car spaces	52
Non-residential car spaces	0
Common area landscape	
Common area lawn (m ²)	628
Common area garden (m ²)	428
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20101
Certificate number	24381547
Climate zone	56

Description of project

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

Unit building - Building E, 48 dwellings, 5 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)
133	3	104.0	0.0	0	0
137	2	78.0	0.0	0	0
141	2	72.0	0.0	0	0
235	2	111.0	0.0	0	0
239	2	96.0	0.0	0	0
333	3	104.0	0.0	0	0
337	2	78.0	0.0	0	0
341	2	69.0	13.0	0	0
436	2	96.0	0.0	0	0
440	2	111.0	0.0	0	0
G35	1	57.0	0.0	0	0
G39	2	96.0	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)
134	2	111.0	0.0	0	0
138	1	73.0	0.0	0	0
142	2	89.0	0.0	0	0
236	2	96.0	0.0	0	0
240	2	111.0	0.0	0	0
334	2	111.0	0.0	0	0
338	1	64.0	0.0	0	0
433	3	104.0	0.0	0	0
437	2	78.0	0.0	0	0
441	2	69.0	0.0	0	0
G36	2	96.0	0.0	0	0
G40	1	57.0	4.0	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)
135	2	111.0	0.0	0	0
139	2	96.0	0.0	0	0
233	3	104.0	0.0	0	0
237	2	78.0	0.0	0	0
241	2	72.0	0.0	0	0
335	2	111.0	0.0	0	0
339	2	96.0	0.0	0	0
434	2	111.0	0.0	0	0
438	1	64.0	0.0	0	0
G33	2	98.0	0.0	0	0
G37	1	78.0	0.0	0	0
G41	2	72.0	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)
136	2	96.0	0.0	0	0
140	2	111.0	0.0	0	0
234	2	111.0	0.0	0	0
238	1	73.0	0.0	0	0
242	2	89.0	0.0	0	0
336	2	96.0	0.0	0	0
340	2	111.0	0.0	0	0
435	2	111.0	0.0	0	0
439	2	96.0	0.0	0	0
G34	2	111.0	0.0	0	0
G38	1	73.0	0.0	0	0
G42	2	77.0	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 E

Common area	Floor area (m ²)
Car Parking (Shared Building A-G)	2172
Switch / Elect.	10

Common area	Floor area (m ²)
Lift car (No. 1)	-
Garbage	80

Common area	Floor area (m ²)
Lift car (No. 2)	-
Hallways	361

Schedule of BASIX commitments

1. Commitments for unit building - Building E

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for attached dwelling houses

3. Commitments for separate 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 unit building - Building E

(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	3 star	4 star	4 star	4 star	no	2 star	3 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan into central duct + VSD	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan into central duct + VSD	manual on / timer off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
133, 233, 333, 433	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 6 Star (zoned)	1-phase airconditioning 6 Star (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
138, 238, 338, 438, G35, G37, G38, G40	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
134, 135, 136, 137, 139, 140, 141, 142, 234, 235, 236, 237, 239, 240, 241, 242, 334, 335, 336, 337, 339, 340, 341, 434, 435, 436, 437, 439, 440, 441, G33, G34, G36, G39, G41, G42	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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	3 star	2.5 star	2 star	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
142	57	18
242	60	22
338	46	20
341	63	23
433	41	29
437	37	17
438	57	16
441	52	25
G33	37	21
G34	17	15
G37	39	15
G38	40	14
G41	36	17
G42	63	17
138, 238	25	14
141, 241	24	17
436, 439	26	14
G35, G40	23	17
G36, G39	25	11
133, 233, 333	27	19
137, 237, 337	24	15
434, 435, 440	14	21
136, 139, 236, 239, 336, 339	13	11
All other dwellings	7	15

(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	To collect run-off from at least: - 620 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 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 1056 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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 Parking (Shared Building A-G)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	compact fluorescent	connected to lift call button	No
Switch / Elect.	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Hallways	ventilation supply only	none ie. continuous	compact fluorescent	zoned switching	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 6
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 6

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	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 1 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).

BASIX Certificate

Certificate number: 298601M

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 26 February 2010



Score

- ✓ Water: 42 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 31 (Target 30)

Description of project

Project address	
Project name	Warriewood - Building F
Street address	14-18 Boondah Street WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	deposited 1080979
Lot no.	20
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	93
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	81180
Roof area (m ²)	2225
Non-residential floor area (m ²)	0
Residential car spaces	97
Non-residential car spaces	32
Common area landscape	
Common area lawn (m ²)	628
Common area garden (m ²)	428
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20101
Certificate number	24381547
Climate zone	56

Description of project

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

Unit building - Building F, 93 dwellings, 5 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)
143	2	102.0	0.0	0	0
147	1	60.0	0.0	0	0
151	2	111.0	0.0	0	0
155	2	89.0	0.0	0	0
159	2	91.0	0.0	0	0
244	2	91.0	0.0	0	0
248	2	91.0	0.0	0	0
252	2	76.0	0.0	0	0
256	2	78.0	0.0	0	0
260	2	78.0	0.0	0	0
345	2	91.0	0.0	0	0
349	2	111.0	0.0	0	0
353	2	90.0	0.0	0	0
357	2	91.0	0.0	0	0
361	2	79.0	0.0	0	0
446	3	68.0	0.0	0	0
450	2	111.0	0.0	0	0
454	2	111.0	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)
144	2	91.0	0.0	0	0
148	2	91.0	0.0	0	0
152	2	76.0	0.0	0	0
156	2	78.0	0.0	0	0
160	2	78.0	0.0	0	0
245	2	91.0	0.0	0	0
249	2	111.0	0.0	0	0
253	2	90.0	0.0	0	0
257	2	91.0	0.0	0	0
261	2	79.0	0.0	0	0
346	3	68.0	0.0	0	0
350	2	111.0	0.0	0	0
354	2	111.0	0.0	0	0
358	2	82.0	0.0	0	0
443	2	102.0	0.0	0	0
447	1	60.0	0.0	0	0
451	2	111.0	0.0	0	0
455	2	89.0	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)
145	2	91.0	0.0	0	0
149	2	111.0	0.0	0	0
153	2	90.0	0.0	0	0
157	2	91.0	0.0	0	0
161	2	79.0	0.0	0	0
246	3	68.0	0.0	0	0
250	2	111.0	0.0	0	0
254	2	111.0	0.0	0	0
258	2	82.0	0.0	0	0
343	2	102.0	0.0	0	0
347	1	60.0	0.0	0	0
351	2	111.0	0.0	0	0
355	2	89.0	0.0	0	0
359	2	91.0	0.0	0	0
444	2	91.0	0.0	0	0
448	2	91.0	0.0	0	0
452	2	76.0	0.0	0	0
456	2	78.0	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)
146	3	68.0	0.0	0	0
150	2	111.0	0.0	0	0
154	2	111.0	0.0	0	0
158	2	82.0	0.0	0	0
243	2	102.0	0.0	0	0
247	1	60.0	0.0	0	0
251	2	111.0	0.0	0	0
255	2	89.0	0.0	0	0
259	2	91.0	0.0	0	0
344	2	91.0	0.0	0	0
348	2	91.0	0.0	0	0
352	2	76.0	0.0	0	0
356	2	78.0	0.0	0	0
360	2	78.0	0.0	0	0
445	2	91.0	0.0	0	0
449	2	111.0	0.0	0	0
453	2	90.0	0.0	0	0
457	2	91.0	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)
458	2	82.0	0.0	0	0
G43	1	72.0	0.0	0	0
G48	2	91.0	0.0	0	0
G52	2	64.0	0.0	0	0
G56	2	78.0	0.0	0	0
G60	2	78.0	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)
459	2	91.0	0.0	0	0
G44	2	91.0	0.0	0	0
G49	2	111.0	0.0	0	0
G53	2	81.0	0.0	0	0
G57	2	96.0	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)
460	2	78.0	0.0	0	0
G45	1	73.0	0.0	0	0
G50	1	72.0	0.0	0	0
G54	2	111.0	0.0	0	0
G58	1	38.0	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)
461	2	79.0	0.0	0	0
G47	1	60.0	0.0	0	0
G51	2	111.0	0.0	0	0
G55	2	89.0	0.0	0	0
G59	2	91.0	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 F

Common area	Floor area (m²)
Car Parking (Shared Building A-G)	2172
Lift car (No. 3)	-
Garbage	319

Common area	Floor area (m²)
Lift car (No. 1)	-
Lift car (No. 4)	-
Hallways	417

Common area	Floor area (m²)
Lift car (No. 2)	-
Switch / Elect.	40

Schedule of BASIX commitments

1. Commitments for unit building - Building F

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for attached dwelling houses

3. Commitments for separate 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 unit building - Building F

(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	3 star	4 star	4 star	4 star	no	2 star	3 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan into central duct + VSD	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan into central duct + VSD	manual on / timer off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
146, 246, 346, 446	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 6 Star (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
147, 247, 347, 447, G43, G45, G47, G50, G58	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
143, 144, 145, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 243, 244, 245, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 343, 344, 345, 348, 349,	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 443, 444, 445, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, G44, G48, G49, G51, G52, G53, G54, G55, G56, G57,												

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
G59, G60												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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	3 star	2.5 star	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			

(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)
443	34	19
444	28	21
446	48	24
447	30	23
451	34	20
452	25	24
453	39	23
454	33	17
455	26	8
456	21	9
458	36	14
460	30	12
461	64	20
G43	35	20
G45	56	16

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
G47	26	21
G49	43	13
G50	57	22
G51	44	9
G52	40	17
G53	46	22
G54	37	8
G55	33	9
G56	37	13
G58	21	11
G60	53	14
445, 448	28	18
449, 450	43	15
457, 459	30	11
G44, G48	30	24
G57, G59	30	8
143, 243, 343	22	15
146, 246, 346	38	23
151, 251, 351	22	17
152, 252, 352	29	13
153, 253, 353	27	20
154, 254, 354	19	15
155, 255, 355	20	9
156, 256, 356	16	11
158, 258, 358	24	12
160, 260, 360	19	13
161, 261, 361	64	18

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
144, 148, 244, 344	20	23
149, 150, 249, 250, 349, 350	30	13
157, 159, 257, 259, 357, 359	18	10
All other dwellings	20	20

(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	To collect run-off from at least: - 1820 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 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 1056 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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 Parking (Shared Building A-G)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 3)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 4)	-	-	compact fluorescent	connected to lift call button	No
Switch / Elect.	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Hallways	ventilation supply only	none ie. continuous	compact fluorescent	zoned switching	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 7

Central energy systems	Type	Specification
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 7
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 7
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 7

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	no common facility	no common facility	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.	✓	✓	✓

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 Certificate

Certificate number: 298611M

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 26 February 2010



Score

- ✓ Water: 42 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 30 (Target 30)

Description of project

Project address	
Project name	Warriewood - Building G
Street address	14-18 Boondah Street WARRIEWOOD 2102
Local Government Area	Pittwater Council
Plan type and plan number	deposited 1080979
Lot no.	20
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	55
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	81180
Roof area (m ²)	1230
Non-residential floor area (m ²)	0
Residential car spaces	60
Non-residential car spaces	0
Common area landscape	
Common area lawn (m ²)	628
Common area garden (m ²)	428
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20101
Certificate number	24381547
Climate zone	56

Description of project

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

Unit building - Building G, 55 dwellings, 5 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)
162	2	80.0	0.0	0	0
166	3	98.0	0.0	0	0
170	2	111.0	0.0	0	0
263	2	96.0	0.0	0	0
267	1	66.0	0.0	0	0
271	2	96.0	0.0	0	0
364	2	111.0	0.0	0	0
368	2	89.0	12.0	0	0
372	1	61.0	0.0	0	0
465	2	92.0	0.0	0	0
469	2	80.0	7.0	0	0
G62	1	78.0	0.0	0	0
G66	3	98.0	0.0	0	0
G70	1	75.0	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)
163	2	96.0	0.0	0	0
167	1	66.0	0.0	0	0
171	2	96.0	0.0	0	0
264	2	111.0	0.0	0	0
268	2	89.0	12.0	0	0
272	1	61.0	0.0	0	0
365	2	92.0	0.0	0	0
369	2	79.0	7.0	0	0
462	2	80.0	0.0	0	0
466	3	98.0	0.0	0	0
470	2	111.0	0.0	0	0
G63	2	96.0	0.0	0	0
G67	1	42.0	0.0	0	0
G71	2	96.0	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)
164	2	111.0	0.0	0	0
168	2	89.0	12.0	0	0
172	1	61.0	0.0	0	0
265	2	92.0	0.0	0	0
269	2	79.0	7.0	0	0
362	2	80.0	0.0	0	0
366	3	98.0	0.0	0	0
370	2	111.0	0.0	0	0
463	2	96.0	0.0	0	0
467	1	66.0	0.0	0	0
471	2	96.0	0.0	0	0
G64	1	75.0	0.0	0	0
G68	2	89.0	12.0	0	0
G72	2	71.0	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)
165	2	92.0	0.0	0	0
169	2	79.0	7.0	0	0
262	2	80.0	7.0	0	0
266	3	98.0	0.0	0	0
270	2	111.0	0.0	0	0
363	2	96.0	0.0	0	0
367	1	66.0	0.0	0	0
371	2	96.0	0.0	0	0
464	2	111.0	0.0	0	0
468	2	89.0	12.0	0	0
472	1	61.0	0.0	0	0
G65	2	92.0	0.0	0	0
G69	2	79.0	7.0	0	0

Description of project

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

Common areas of unit building - Building G

Common area	Floor area (m ²)
Car Parking (Shared Building A-G)	2172
Switch / Elect.	20

Common area	Floor area (m ²)
Lift car (No. 1)	-
Garbage	86

Common area	Floor area (m ²)
Lift car (No. 2)	-
Hallways	392

Schedule of BASIX commitments

1. Commitments for unit building - Building G

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for attached dwelling houses

3. Commitments for separate 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 unit building - Building G

(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	3 star	4 star	4 star	4 star	no	2 star	3 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan into central duct + VSD	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan into central duct + VSD	manual on / timer off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
266	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
166, 366, 466, G66	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 6 Star (zoned)	1-phase airconditioning 6 Star (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
167, 172, 267, 272, 367, 372, 467, 472, G62, G64, G67, G70	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
162, 163, 164, 165, 168, 169, 170, 171, 262, 263, 264, 265, 268, 269, 270, 271, 362, 363, 364, 365, 368, 369, 370, 371, 462, 463, 464, 465, 468, 469, 470, 471, G63, G65, G68, G69, G71, G72	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	1-phase airconditioning 5.5 Star (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

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	3 star	2.5 star	2 star	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
263	13	9
462	18	24
464	33	11
465	58	25
466	26	15
467	15	14
468	26	20
469	53	21
472	18	18
G62	17	9
G65	59	22
G66	35	13
G68	24	15
G69	54	18
G72	19	8
463, 471	27	11
470, G67	37	13
G63, G71	24	8
G64, G70	36	9
162, 262, 362	7	18
164, 264, 364	20	9
165, 265, 365	47	22
166, 266, 366	25	13
167, 267, 367	6	11
168, 268, 368	15	15
169, 269, 369	41	17
170, 270, 370	24	10

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
172, 272, 372	15	11
All other dwellings	13	8

(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	To collect run-off from at least: - 820 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 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 1056 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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 Parking (Shared Building A-G)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	compact fluorescent	connected to lift call button	No
Switch / Elect.	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Hallways	ventilation supply only	none ie. continuous	compact fluorescent	zoned switching	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 6
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 6

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	no common facility	no common facility	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.	✓	✓	✓

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).