

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1279919S

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

Secretary

Date of issue: Sunday, 13 February 2022

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



Planning,
Industry &
Environment

Project summary

Project name	Harold Dwelling B
Street address	11 Harold Street Mount Lewis 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	deposited 35385
Lot no.	154
Section no.	-
Project type	separate dwelling house
No. of bedrooms	5

Project score

Water	✓ 45	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 52	Target 50

Certificate Prepared by

Name / Company Name: CAE ARCHITECTHURE PTY LTD

ABN (if applicable): 67610602723

Description of project

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Site details

Site area (m ²)	330
Roof area (m ²)	157
Conditioned floor area (m2)	141.0
Unconditioned floor area (m2)	16.29
Total area of garden and lawn (m2)	88

Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m ² .year)	n/a
Area adjusted heating load (MJ/m ² .year)	n/a
Ceiling fan in at least one bedroom	n/a
Ceiling fan in at least one living room or other conditioned area	n/a

Project score

Water	✓ 45	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 52	Target 50

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.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but ≤ 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> the cold water tap that supplies each clothes washer in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) a tap that is located within 10 metres of the swimming pool in the development 		✓ ✓ ✓	✓ ✓ ✓
Swimming pool			

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 25 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be shaded.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 81 square metres	nil	
floor - above habitable rooms or mezzanine, 75 square metres, concrete	nil	
floor - suspended floor above garage, concrete	nil	
external wall - brick veneer	2.86 (or 3.40 including construction)	
internal wall shared with garage - single skin masonry	nil	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column. 	✓	✓	✓ ✓
	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
B-D02	2700	1200	aluminium, single, clear	solid overhang 600 mm, 400 mm above head of window or glazed door	>4 m high, 2-5 m away
B-W01	2400	950	aluminium, single, clear	solid overhang 600 mm, 400 mm above head of window or glazed door	>4 m high, 2-5 m away
B-W02	1200	5700	aluminium, single, clear	solid overhang 600 mm, 400 mm above head of window or glazed door	>4 m high, 2-5 m away
B-D05	2400	2400	aluminium, single, clear	solid overhang 1500 mm, 600 mm above head of window or glazed door	>4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
B-W07	1300	1430	aluminium, single, clear	solid overhang 1500 mm, 600 mm above head of window or glazed door	>4 m high, 2-5 m away
B-D06	2400	2400	aluminium, single, clear	solid overhang 1500 mm, 600 mm above head of window or glazed door	>4 m high, 2-5 m away
B-W09	900	900	aluminium, single, clear	solid overhang 1500 mm, 600 mm above head of window or glazed door	>4 m high, 2-5 m away
East facing					
B-W03	2700	2740	aluminium, single, clear	solid overhang 2500 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
B-D07	2400	1000	aluminium, single, clear	solid overhang 2500 mm, 300 mm above head of window or glazed door	not overshadowed
B-W10	900	2400	aluminium, single, clear	solid overhang 2500 mm, 300 mm above head of window or glazed door	not overshadowed
B-W08	1300	1260	aluminium, single, clear	solid overhang 2500 mm, 300 mm above head of window or glazed door	not overshadowed
South facing					
B-W06	900	2400	aluminium, single, clear	eave 100 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
B-W05	900	600	aluminium, single, clear	eave 100 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
B-D04	2400	890	aluminium, single, clear	eave 100 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
B-W04	600	2200	aluminium, single, clear	eave 100 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
B-W13	900	2400	aluminium, single, clear	eave 100 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
B-W12	900	1200	aluminium, single, clear	eave 100 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
B-W11	900	2400	aluminium, single, clear	eave 100 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5.5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none"> at least 5 of the bedrooms / study; dedicated at least 1 of the living / dining rooms; dedicated the kitchen; dedicated 		✓ ✓ ✓	✓ ✓ ✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> all bathrooms/toilets; dedicated 		✓	✓
<ul style="list-style-type: none"> the laundry; dedicated 		✓	✓
<ul style="list-style-type: none"> all hallways; dedicated 		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

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).

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.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.