

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 1281680S

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

Secretary

Date of issue: Friday, 18 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	76 Lambeth St
Street address	76 Lambeth Street Panania 2213
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	deposited 14791
Lot no.	5
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

### Project score

Water	✓ 47	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 54	Target 50

### Certificate Prepared by

Name / Company Name: Zed Group Consulting Pty Ltd

ABN (if applicable): 88636195296

# Description of project

## Project address

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## Site details

Site area (m <sup>2</sup> )	486
Roof area (m <sup>2</sup> )	200
Conditioned floor area (m2)	170.0
Unconditioned floor area (m2)	30.0
Total area of garden and lawn (m2)	138

## Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m <sup>2</sup> .year)	n/a
Area adjusted heating load (MJ/m <sup>2</sup> .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	✓ 47	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 54	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
<b>Landscape</b>			
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	✓	✓	
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but ≤ 6 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 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 2500 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 75 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"> <li>all toilets in the development</li> <li>the cold water tap that supplies each clothes washer in the development</li> <li>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.)</li> </ul>		✓ ✓ ✓	✓ ✓ ✓
<b>Swimming pool</b>			

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 42 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	
Hot water recirculation or diversion system			
The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the development.		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>			
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.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
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 - suspended floor above garage, concrete	nil	
external wall - brick veneer	2.86 (or 3.40 including construction)	
external wall - brick veneer	2.86 (or 3.40 including construction)	
external wall - brick veneer	2.86 (or 3.40 including construction)	
external wall - brick veneer	2.86 (or 3.40 including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; medium (solar absorptance 0.475-0.70)

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
<b>Windows, glazed doors and skylights</b>			
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"> <li>For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> <li>- Aluminium single clear</li> <li>- Aluminium double (air) clear</li> <li>- Timber/uPVC/fibreglass single clear</li> <li>- Timber/uPVC/fibreglass double (air) clear</li> </ul> </li> </ul>	✓	✓	✓ ✓























Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W02	1800	610	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W03	1800	610	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W04	600	1450	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W05	600	2050	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W06	600	1210	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W06A	600	1210	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W07	1800	610	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W08	600	2400	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
G10	450	2820	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W01	600	2400	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W01A	600	2400	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W01B	600	2400	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
<b>South facing</b>					
W10	600	2050	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W11	600	850	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
W12	600	2410	timber/UPVC/fibreglass, double (air), clear	eave 450 mm, 150 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
W09	1950	3000	timber/UPVC/fibreglass, double (air), clear	solid overhang 3000 mm, 150 mm above head of window or glazed door	not overshadowed
D20	3000	5410	timber/UPVC/fibreglass, double (air), clear	solid overhang 3000 mm, 150 mm above head of window or glazed door	not overshadowed
G1	1000	1000	timber/UPVC/fibreglass, double (air), clear	solid overhang 3000 mm, 150 mm above head of window or glazed door	not overshadowed
G2	2	1	timber/UPVC/fibreglass, double (air), clear	solid overhang 3000 mm, 150 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
G3	3	1	timber/UPVC/fibreglass, double (air), clear	solid overhang 3000 mm, 150 mm above head of window or glazed door	not overshadowed
G4	3	1	timber/UPVC/fibreglass, double (air), clear	solid overhang 3000 mm, 150 mm above head of window or glazed door	not overshadowed
G5	2	1	timber/UPVC/fibreglass, double (air), clear	solid overhang 3000 mm, 150 mm above head of window or glazed door	not overshadowed
G6	1	1	timber/UPVC/fibreglass, double (air), clear	solid overhang 3000 mm, 150 mm above head of window or glazed door	not overshadowed





Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of more than 45 STCs.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 10 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 10 star (average zone)		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 10 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 10 star (average zone)		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Ventilation</b>			
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: no mechanical ventilation (ie. natural); Operation control: n/a  Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓ ✓ ✓	✓ ✓ ✓
<b>Artificial lighting</b>			
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: • at least 4 of the bedrooms / study; dedicated		✓	✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>• at least 2 of the living / dining rooms; dedicated</li> <li>• the kitchen; dedicated</li> <li>• all bathrooms/toilets; dedicated</li> <li>• the laundry; dedicated</li> <li>• all hallways; dedicated</li> </ul>		    	    
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.			
<b>Swimming pool</b>			
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.			
<b>Other</b>			
The applicant must install a gas cooktop & gas 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.			
The applicant must install a fixed indoor or sheltered 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.