

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1285419S

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: Friday, 04 March 2022

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



Planning,
Industry &
Environment

Project summary

Project name	LOT 01 - 10 Reliance Avenue, Yagoona
Street address	10A Reliance Avenue Yagoona 2199
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	deposited 229453
Lot no.	22
Section no.	-
Project type	attached dwelling house
No. of bedrooms	4

Project score

Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

Certificate Prepared by

Name / Company Name: DEZCON

ABN (if applicable): 96237704131

Description of project

Project address

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Site details

Site area (m ²)	280
Roof area (m ²)	111
Conditioned floor area (m2)	140.0
Unconditioned floor area (m2)	14.8
Total area of garden and lawn (m2)	80

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	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	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
Fixtures			
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.		✓	
Alternative water			
Rainwater tank			
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 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"> all toilets 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.) 		✓ ✓	✓ ✓
Swimming pool			
The swimming pool must not have a volume greater than 22.5 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Outdoor Spa			
The spa must not have a volume greater than 3.4 kilolitres.	✓	✓	
The spa must have a spa cover.		✓	

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, 81.2 square metres	nil	
floor - above habitable rooms or mezzanine, 59 square metres, concrete	nil	
floor - suspended floor above garage, concrete	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
external wall - brick veneer	2.86 (or 3.40 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; dark (solar absorptance > 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
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 Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. 	✓	✓	✓ ✓
		✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W05	2400	2115	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W26	900	3080	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W17	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W18	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
D06	2400	3000	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
South facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
D02	2325	3130	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W01	2400	625	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
D13	2400	2880	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W13	2025	975	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
West facing					
W02	900	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W03	600	1200	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W04	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W06	2400	3820	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W15	600	600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W16	900	1600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W15	600	600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W25	900	3521	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed

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 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✓	✓
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
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: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
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:			
• at least 5 of the bedrooms / study; dedicated		✓	✓
• at least 2 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 the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 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.		✓	
Outdoor spa			
The development must not incorporate any heating system for the spa.		✓	
The applicant must install a timer for the spa pump in the development.		✓	
Other			
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.