BASIX Certificate

Single Dwelling

Certificate number: 1288465 This certificate confirms that the p government's requirements for su commitments set out below. Term have the meaning given by the do 10/09/2020 published by the Depu www.basik.nsw.gov.au

anability, if it is built in accordan used in this certificate, or in the ament entitled "BASIX Definition tream This document is available Secretary Date of issue: Monday, 14 March 2022 To be valid, this certificate must be lodged within 3

Project summary

NSW Planning, Industry & Environment

	Street address	34 Rose Street Se	fton 2162			
	Local Government Area	Canterbury-Bankstown Council				
	Plan type and plan number	deposited 18957				
he NSW noe with the a commitments, ns" dated	Lot no.	5				
	Section no.					
	Project type	separate dwelling house - secondary dwelling				
	No. of bedrooms	2				
sie at	Project score					
	Water	✓ 40	Target 40			
	Thermal Comfort	V Pass	Target Pass			
00047.	Energy	¥ 50	Target 50			

Certificate Prepared by Name / Company Name: Astley Homes

Project address		Assessor details and thermal I	oads	
Project name	34 Rose Street Sellon 1	Assessor number	nia	
Street address	34 Rose Street Selton 2162	Certificate number	nia	
Local Government Area	Canterbury-Bankatown Council	Cirrate zone	n'a	
Plan type and plan number	Deposited Plan 18957	Area adjusted cooling load (MJIm*.year)	nia	
Lot no.	5	Area adjusted heating load (MJ/m².year)	nia	
Section no.		Ceiling fan in at least one bedroom	nia	
Project type		Ceiling fan in at least one living room or other conditioned area	nia	
Project type	separate dwelling house - secondary dwelling	Project score		
No. of bedrooms	2	Water	¥ 40	Tarpet 40
Site details			• ••	in provide
Site area (m*)	945	Thermal Comfort	V Pass	Target Pass
Roof area (m ²)	112	Everay	¥ 50	Tarpet 50
Conditioned floor area (m2)	56.0		•	Larger on
Unconditioned floor area (m2)	4.0			
Total area of garden and lawn (m2)	254	-		
Roof area (m2) of the existing dwelling	264	1		
No. of bedrooms in the existing dwelling	3			

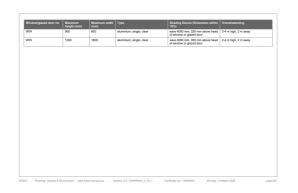
Schedule of BASIX commitments The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with. Show on Show on CCICDC Certifier DA plans & specs check verage tests) in and/a table the provide provid door tap in the development (Hote: NSW Health does not recommend that tainwater be used for human h areas with potable water supply.) · ·

Gene	eral features					
The d	welling must not have more than 2 storeys.					
				~	~	~
The o	onditioned floor area of the dwelling must not	exceed 300 square metres.		~	~	~
The d	welling must not contain open mezzanine area	~	~	~		
The d	welling must not contain third level habitable a	~	~	~		
Floo	r, walls and ceiling/roof					
The a below	pplicant must construct the floor(s), walls, and	ceiling/roof of the dwelling in accordance with the specifications liste	ed in the table	~	~	~
Const	truction	Additional insulation required (R-Value)	Other sp	ecifications	_	-
floor -	concrete slab on ground	6				
extern	al wall - brick veneer	2.86 (or 3.40 including construction)				
ceiling	g and roof - flat ceiling / pitched roof	ceiling: 4.5 (up), roof: foll/sarking	unventila	led; medium (solar absorptance 0.475	5-0.70)
Note	Insulation specified in this Certificate must	t be installed in accordance with Part 3.12.1.1 of the Building Code o	(Australia.			
Note	In some climate zones, insulation should to	be installed with due consideration of condensation and associated in	iteraction with a	djoining buildi	ng materials.	

Thermal Comfort Co	nmitments				Show on DA plans	Show on CCICDC plans & speca	Certifier check
Windows, glazed do	ors and skyligh	ts.					
The applicant must install t specifications listed in the t	ne windows, glazed able. Relevant over	doors and shading d shadowing specificati	rvices described in the table belo ons must be satisfied for each wir	w, in accordance with the idow and glazed door.	~	~	~
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.					~	~	~
The following requirements must also be satisfied in relation to each window and glazed door: • For the following glass and frame types, the certifier check can be performed by visual impection.					~	~	ž
- Aluminium single ok - Aluminium double ()							
Timber\/PVC/fibreg Timber\/PVC/fibreg Timber\/PVC/fibreg	ass double (air) cle		istance from the centre and the b	ase of the window and clabed			
door, as specified in t	Maximum	Maximum width	Type	Shating Device (Dimen	vice within	Overshedowing	~
North facing							
W01	1200	1800	aluminium, single, clear	eave 450 mm, 350 mm at of window or glazed door	cove head	not overshadowed	
W02	1200	1800	aluminium, single, clear	eave 450 mm, 350 mm at of window or glazed door	towe head	not overshadowed	
East facing							
	2700	4000	aluminium, single, clear	eave 450 mm, 350 mm at of window or glazed door	cove head	not overshadowed	
so							
SD West facing						2-4 m high, 2 m merry	
	1000	1500	aluminium, single, clear	eave 4000 mm, 350 mm of window or glazed door	bove head	2-4 m ngn, 2 m away	

CLIENT

DESIGNER **ASTLEY HOMES**





Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
all bathrooms/toilets; dedicated		~	~
the laundry; dedicated		~	~
 all hallways; dedicated 		 	~
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)toilet(s) in the development for natural lighting.	~	~	~
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.		~	

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Planning, Industry & Environment	Building Sustainability Ind	ex www.basix.n	sw.gov.au
3ASX Certificate number: A451956			pag
Fotures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certif Chec
Hot water			_
The applicant must install the following hot water system in the development: gas instantaneous.	~	\checkmark	1
Lighting			
The applicant must ensure a minimum of 40% of new or altered light futures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		~	~
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		~	~
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water ra	ting	1	1

ter tank to a tap located within 10 metres of the edge of the pool.

Type of a addition

Certificate Prepared by per

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uncil or PCA)

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BASIX Certificate

This certificate confirms that the proposed development will meet th government's requirements for sustainability, if it is built in accordance commitments as do ut below. Terms used in this conficiate, or in the have the meaning given by the document entitled "BASIX Alteration Definitions" dated (Dir()2021) published by the Department. This do

Secretary Date of issue: Monday, 14, March 2022 To be valid, this certificate must be lodged within 3 months of the date of issue.

Alterations and Additions

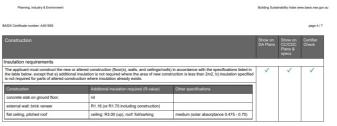
Certificate number: A451956

NSW Planning, Industry & Environment

utdoor swimming pool

sool must be outdoors. sool must not have a capacity greater than 70 kiloliter ust install a pool pump timer for the swimming pool. ust not incorporate any heating system for the swimm







Planning, Industry & Environment



PROJECT TITLE
Proposed Extension + \$
Dwelling
PROJECT ADDRESS
34 Rose St Sefton

NOTES Dimensions - Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions. Copyright © This document is copyright. All rights reserved.

SSUE	DATE	DESCRIPTION	BY
	05.03.2022	Issued For Development Application	KH

BASIX Certificate number: A45

ASIX Certificate number: A451956

Glazing n	equirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Windows	and glazed d	oors							
The applica Relevant or	ant must install t vershadowing s	he window pecification	s, glazed	doors and s e satisfied fo	hading devices, in accordance with or each window and glazed door.	the specifications listed in the table below.	~	~	~
The following	ng requirements	must also	be satisf	ied in relatio	n to each window and glazed door:	o each window and glazed door:			~
have a U-w	alue and a Sola	Heat Gai	n Coeffici	ent (SHGC)	nber frames and single clear or tone no greater than that listed in the tab on Rating Council (NFRC) conditions		~	~	
have a U-w must be cal	alue and a Sola Iculated in acco	r Heat Gair rdance with	h Coeffici h Nationa	ent (SHGC) I Fenestratio	no greater than that listed in the tab	ar glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs . The description is provided for information		~	~
For projecti above the h	ions described in head of the wind	n millimetre low or glaz	es, the lea	ading edge o and no more	of each eave, pergola, verandah, bal than 2400 mm above the sill.	cony or awning must be no more than 500 mm	~	~	~
Pergolas w	ith polycarbonal	te roof or s	imilar tran	nslucent mat	rial must have a shading coefficient of less than 0.35.			~	~
					he window or glazed door above whi lens must not be more than 50 mm.	ch they are situated, unless the pergola also		~	~
	wing buildings of the 'overshado					the base of the window and glazed door, as	~	~	~
	s and glazed				ents		1		
Window / c	door Orientation	Area of glass			Shading device	Frame and glass type			
		inc. frame (m2)	Height (m)	Distance (m)					
W1	N	1.4	2.7	3.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	1.4	2.7	3.5	eave/verandah/pergola/balcony	standard aluminium, single clear, (or		1	1

					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
4.8	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
4.2	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
4.2	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
4.8	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
10.8	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
2.2	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
3.6	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			

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ans the person carrying out the development.
the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a d for the proposed development).
the "Show on CCICDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction rtificate for the proposed development.
the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the

Secondary

DRAWING TITLE Basix & Front Fence Details DRAWING NO. DA 12 DATE OF ISSUE 05.03.2022

REVISION NO. 1 DRAWING SCALE



ISSUED FOR DEVELOPMENT APPLICATION