## **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<br>noe with the<br>a commitments,<br>ns" dated | Lot no.                   | 5   |             |  |  |  |
|   | Section no.               |   |             |  |  |  |
|   | Project type              | separate dwelling house - secondary<br>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<br>other conditioned area | nia    |             |
| Project type                             | separate dwelling house - secondary<br>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 <sup>2</sup> )              | 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   |  |        |             |

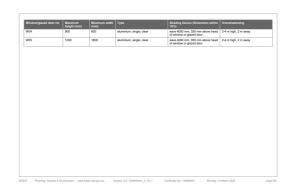
Schedule of BASIX commitments The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with. Show on Show 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<br>DA plans | Show on CCICDC<br>plans & speca | Certifier<br>check |
|---|---|--|--|--|---------------------|---------------------------------|--------------------|
| Windows, glazed do  | ors and skyligh                           | ts.  |  |  |                     |                                 |                    |
| The applicant must install t<br>specifications listed in the t  | ne windows, glazed<br>able. Relevant over | doors and shading d<br>shadowing specificati | rvices described in the table belo<br>ons must be satisfied for each wir | w, in accordance with the<br>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:<br>• For the following glass and frame types, the certifier check can be performed by visual impection. |   |  |  |  | ~                   | ~                               | ž                  |
| - Aluminium single ok<br>- 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<br>of window or glazed door | cove head           | not overshadowed                |                    |
| W02   | 1200                                      | 1800   | aluminium, single, clear   | eave 450 mm, 350 mm at<br>of window or glazed door | towe head           | not overshadowed                |                    |
| East facing   |   |  |  |  |                     |                                 |                    |
|   | 2700                                      | 4000   | aluminium, single, clear   | eave 450 mm, 350 mm at<br>of window or glazed door | cove head           | not overshadowed                |                    |
| so  |   |  |  |  |                     |                                 |                    |
| SD<br>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<br>DA plans | Show on CC/CDC<br>plans & specs | Certifier<br>check |
|--|---------------------|---------------------------------|--------------------|
| all bathrooms/toilets; dedicated   |                     | ~                               | ~                  |
| the laundry; dedicated   |                     | ~                               | ~                  |
| <ul> <li>all hallways; dedicated</li> </ul>  |                     | <ul> <li></li> </ul>            | ~                  |
| 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<br>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<br>DA Plans         | Show on<br>CC/CDC<br>Plans &<br>specs | Certif<br>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<br>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

My ren

uncil or PCA)

page 27

**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

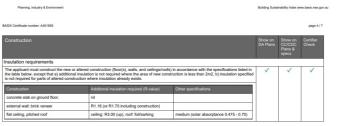
Certificate number: A451956

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<br>DA Plans | Show on<br>CC/CDC<br>Plans &<br>specs | Certifie<br>Check |
|-----------------------------|---------------------------------------|-----------------------------|-------------------------|-------------------------------|---|---|---------------------|---------------------------------------|-------------------|
| Windows                     | and glazed d                          | oors                        |                         |                               |   |   |                     |                                       |                   |
| The applica<br>Relevant or  | ant must install t<br>vershadowing s  | he window<br>pecification   | s, glazed               | doors and s<br>e satisfied fo | hading devices, in accordance with<br>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<br>no greater than that listed in the tab<br>on Rating Council (NFRC) conditions |   | ~                   | ~                                     |                   |
| have a U-w<br>must be cal   | alue and a Sola<br>Iculated in acco   | r Heat Gair<br>rdance with  | h Coeffici<br>h Nationa | ent (SHGC)<br>I Fenestratio   | no greater than that listed in the tab  | ar glazing, or toned/air gap/clear glazing must<br>le below. Total system U-values and SHGCs<br>. The description is provided for information |                     | ~                                     | ~                 |
| For projecti<br>above the h | ions described in<br>head of the wind | n millimetre<br>low or glaz | es, the lea             | ading edge o<br>and no more   | of each eave, pergola, verandah, bal<br>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<br>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<br>glass            |                         |                               | Shading device  | Frame and glass type  |                     |                                       |                   |
|                             |                                       | inc.<br>frame<br>(m2)       | Height<br>(m)           | Distance<br>(m)               |   |   |                     |                                       |                   |
| W1                          | N                                     | 1.4                         | 2.7                     | 3.5                           | eave/verandah/pergola/balcony<br>>=450 mm   | standard aluminium, single clear, (or<br>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<br>DA Plans | Show on<br>CC/CDC<br>Plans &<br>specs | Certifier<br>Check |
|---|--------------------------|---------------------------|---|---|---------------------|---------------------------------------|--------------------|
| Area of<br>glass<br>inc.<br>frame<br>(m2) | Oversha<br>Height<br>(m) | dowing<br>Distance<br>(m) | Shading device                            | Frame and glass type  |                     |                                       |                    |
| 4.8                                       | 0                        | 0                         | eave/verandah/pergola/balcony<br>>=450 mm | aluminium, single Lo-Tsol low-e, (U-value:<br>5.6, SHGC: 0.36)      |                     |                                       |                    |
| 4.2                                       | 0                        | 0                         | eave/verandah/pergola/balcony<br>>=450 mm | aluminium, single Lo-Tsol low-e, (U-value:<br>5.6, SHGC: 0.36)      |                     |                                       |                    |
| 4.2                                       | 0                        | 0                         | eave/verandah/pergola/balcony >=450 mm    | aluminium, single Lo-Tsol low-e, (U-value:<br>5.6, SHGC: 0.36)      |                     |                                       |                    |
| 4.8                                       | 0                        | 0                         | eave/verandah/pergola/balcony >=450 mm    | aluminium, single Lo-Tsol low-e, (U-value:<br>5.6, SHGC: 0.36)      |                     |                                       |                    |
| 10.8                                      | 0                        | 0                         | eave/verandah/pergola/balcony >=450 mm    | standard aluminium, single clear, (or<br>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:<br>5.6, SHGC: 0.36)      |                     |                                       |                    |
| 3.6                                       | 0                        | 0                         | eave/verandah/pergola/balcony<br>>=450 mm | aluminium, single Lo-Tsol low-e, (U-value:<br>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<br>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<br>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**