



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

Alterations and Additions

Certificate number: A420267

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 20, May 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address

Project name	Andrade Residence Earlwood
Street address	6 Johnston Street Earlwood 2206
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan 12744
Lot number	78
Section number	

Project type

Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: House of Sustainability

ABN (if applicable): 74614274565

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Fixtures and systems	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: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures 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 rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

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Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.</p> <p>For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.</p> <p>Overshadowing buildings or 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 in the table below.</p>						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
SD01	NW	10.08	0	0	eave/verandah/pergola/balcony ≥ 900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W05	NW	7.56	0	0	eave/verandah/pergola/balcony ≥ 450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
W01	NE	1.08	0.4	2	eave/verandah/pergola/balcony ≥ 450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W02	NE	2.16	0.7	2	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e,		

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
					>=450 mm	(U-value: 5.7, SHGC: 0.47)			
W03	NE	1.35	0.4	2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W04	NE	0.81	0.4	2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W06	SW	1.125	2.5	2.6	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W07	SW	1.125	2.5	2.6	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W08	SW	1.26	2.5	2.6	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W09	SW	1.125	2.5	2.6	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

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Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications		
concrete slab on ground floor.	nil			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)		

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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 & 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 for the development may be issued.

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PROJECT DESCRIPTION: PROPOSED REAR EXTENSION	COUNCIL: CANTERBURY-BANKSTOWN LOT 78 DP12744	CRE8IVE STUDIO 1/1 AVON ROAD NORTH RYDE PH: 02 9191 7383 M:0425 755 051 E:MDOUMITH@CRE8IVESTUDIO.COM.AU	 Cre8ive Studio	DRAWN BY: MD	REVISION A	DATE 20/05/2022	DESCRIPTION ISSUED FOR DA	
				CHECKED BY: MD				
CLIENT: JERRY AND ANNE	ADDRESS: 6 JOHNSTON STREET EARLWOOD	ALL DIMENSION IN METERS UNLESS MARKED OTHERWISE. DIMENSIONS AND LEVELS MUST NOT BE SCALED OFF PLANS. LEVELS AND DIMENSIONS MUST BE CONFIRMED BY CONTRACTORS PRIOR TO COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO DESIGNER. ALL PLANS MUST BE READ IN CONJUNCTION WITH OTHER RELATED PLANS AND REPORTS. ALL PLANS MUST BE IN ACCORDANCE WITH BCA AND REGULATORY BODIES EVEN IF STATED OTHERWISE. DIMENSIONS FOR EXISTING AREAS ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THEY ARE NOT TO BE USED FOR ENGINEERING OR CONSTRUCTION. CONSULTANTS AND CONTRACTORS MUST CARRY OUT THEIR OWN MEASUREMENTS. DIMENSIONS FOR NEW AREAS MAY BE SLIGHTLY ROUNDED. ALL PLANS REMAIN A COPYRIGHT OF CRE8IVE STUDIO.		DRAWING TITLE: BASIX COMMITMENTS	PROJECT NO: A764	SCALE: N/A		<u>BASIX COMMITMENTS</u>
						Dwg.No. B01		