

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1360099S

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: Monday, 05 December 2022

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



Planning,
Industry &
Environment

Project summary

Project name	22127 - TROY RAULSTON HOMES
Street address	29a & 29b BOLTON Street JUNEE 2663
Local Government Area	Junee Shire Council
Plan type and plan number	deposited 2004
Lot no.	15
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

Project score

Water	✓ 30	Target 20
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 42	Target 40

Certificate Prepared by

Name / Company Name: BCM DESIGN CENTRE PTY. LTD.

ABN (if applicable): 84 912 514 779

Description of project

Project address

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Site details

Site area (m ²)	435
Roof area (m ²)	241
Conditioned floor area (m2)	116.0
Unconditioned floor area (m2)	15.0
Total area of garden and lawn (m2)	92

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	✓ 30	Target 20
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 42	Target 40

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 92 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	

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	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.60 including construction)	
internal wall shared with garage - plasterboard	0.84 (or 1.20 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)













Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	<ul style="list-style-type: none"> 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 For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. 	✓	✓	✓ ✓ ✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W1	1800	900	U-value: 4.5, SHGC: 0.450 - 0.550 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
W2	1800	900	U-value: 4.5, SHGC: 0.450 - 0.550 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
W3	1800	900	U-value: 4.5, SHGC: 0.450 - 0.550 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
W4	1800	900	U-value: 4.5, SHGC: 0.450 - 0.550 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
W11	1800	900	U-value: 4.5, SHGC: 0.450 - 0.550 (aluminium, double (argon), clear)	eave 600 mm, 250 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
W12	1800	900	U-value: 4.5, SHGC: 0.450 - 0.550 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
D1	1000	500	timber/UPVC/fibreglass, single, clear	eave 2380 mm, 2380 mm above head of window or glazed door	not overshadowed
East facing					
W5	1000	1500	U-value: 4.5, SHGC: 0.549 - 0.671 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
W6	900	600	U-value: 4.5, SHGC: 0.549 - 0.671 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
South facing					
W7	1200	1500	U-value: 4.5, SHGC: 0.549 - 0.671 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
W8	1800	900	U-value: 4.5, SHGC: 0.450 - 0.550 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
W9	1800	2400	U-value: 4.5, SHGC: 0.549 - 0.671 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
D2	2100	900	U-value: 4.5, SHGC: 0.450 - 0.550 (aluminium, double (argon), clear)	eave 600 mm, 250 mm above head of window or glazed door	not overshadowed
West facing					
D3	2100	3000	U-value: 4.5, SHGC: 0.549 - 0.671 (aluminium, double (argon), clear)	eave 6690 mm, 250 mm above head of window or glazed door	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 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: evaporative cooling; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: evaporative cooling; Energy rating: n/a		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 4 Star		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas fixed flued heater; Energy rating: 4 Star		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
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 3 of the bedrooms / study;		✓	✓
• 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"> the laundry; 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 2 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 install a fixed outdoor 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.