

Water Commitments
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 5 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 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 39 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
<ul style="list-style-type: none">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 27 kilolitres.
The swimming pool must have a pool cover.
The swimming pool must be outdoors.

Thermal Comfort Commitments
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, 110.47 square metres	nil	
floor - above habitable rooms or mezzanine, 120.41 square metres, concrete	nil	
floor - suspended floor above garage, concrete	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
internal wall shared with garage - single skin masonry	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.75 (up), roof: foil/sarking	2 wind-driven ventilator(absorptance < 0.475)

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.
Windows, glazed doors and skylights	
<p>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.</p>	
<p>The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.</p>	
<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	

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	2400	4800	aluminium, single, clear	verandah 3950 mm, 2700 mm above base of window or glazed door	not overshadowed
W02	1000	2200	aluminium, single, clear	none	not overshadowed
W03	1000	2200	aluminium, single, clear	none	not overshadowed
East facing					
W06	800	2400	aluminium, single, clear	solid overhang 430 mm, 300 mm above head of window or glazed door	not overshadowed
W07	1000	1200	aluminium, single, clear	none	not overshadowed
W08	700	3700	aluminium, single, clear	none	not overshadowed
W09	800	4000	aluminium, single, clear	none	not overshadowed
W10	500	1600	aluminium, single, clear	none	not overshadowed
W11	1000	2200	aluminium, single, clear	eave 570 mm, 545 mm above head of window or glazed door	not overshadowed
W12	1000	1800	aluminium, single, clear	eave 570 mm, 545 mm above head of window or glazed door	not overshadowed
W13	1000	2200	aluminium, single, clear	eave 570 mm, 545 mm above head of window or glazed door	not overshadowed
South facing					
W04	2400	1700	aluminium, single, clear	solid overhang 1560 mm, 200 mm above head of window or glazed door	not overshadowed
W05	2100	2700	aluminium, single, clear	solid overhang 1560 mm, 230 mm above head of window or glazed door	not overshadowed
W14	900	1000	aluminium, single, clear	none	not overshadowed

2	Issued for review of determination	22-3-23	client	ROB SAAB			
1	Issued for DA submission	14-10-22					
no.	amendment	date					
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E borisgrg@optusnet.com.au			project	PROPOSED DUAL OCCUPANCY DEVELOPMENT, AND PROPOSED CABANA & POOL TO DWELLING 2	title	BASIX COMMITMENTS DWELLING 2	
					job number		
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	27 KNOX STREET, BELMORE	date	Sept. 2022	scale
					dwg by	BG	sheet no. 10 of 10

Energy Commitments
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 5.5 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: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0
The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0
The heating system must provide for day/night zoning between living areas and bedrooms.
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: individual fan, ducted to façade or roof; 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: <ul style="list-style-type: none">at least 6 of the bedrooms / study; dedicatedat least 4 of the living / dining rooms; dedicated
<ul style="list-style-type: none">the kitchen; dedicated
<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 2 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.
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.
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.