

BASIX Certificate

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

Single Dwelling

Certificate number: 13038395

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: Friday, 06 May 2022
To be valid, this certificate must be lodged within 3 months of the date of issue



Project summary		
Project name	415, STACEY STREET, BANKSTOWN-2200	
Street address	415 STACEY STREET Street BANKSTOWN 2200	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 176739	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 57	Target 50

Certificate Prepared by

Name / Company Name: AAMO ARCHITECTS

ABN (if applicable): 63158336343

Description of project

Project address	
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Site details	
Site area (m²)	524
Roof area (m²)	68
Conditioned floor area (m2)	43.11
Unconditioned floor area (m2)	4.8
Total area of garden and lawn (m2)	160
Roof area (m2) of the existing dwelling	199
No. of bedrooms in the existing dwelling	4

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m² year)	n/a	
Area adjusted heating load (MJ/m² 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	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 57	Target 50

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 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) 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 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 68 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:			
• all toilets in the development		✓	✓
• 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.)		✓	✓

Thermal Comfort Commitments			
General features	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 - suspended floor above open subfloor, framed	1.3 (or 2 including construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.25 (up), roof: foil/sarking	gable end vents: light (solar absorbance < 0.475)

Note: • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note: • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments			
Windows, glazed doors and skylights	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.	✓	✓	✓
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 inspection.			✓
• 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	460	500	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
East facing					
W02	1220	1200	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
South facing					
W03	1200	1800	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W04	1200	1800	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
S/D	2100	1800	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed

Energy Commitments			
Hot water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install the following hot water system in the development, or a system with a higher energy rating: wood combustion	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-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: 3-phase airconditioning: Energy rating: EER 3.5 - 4.0		✓	✓
The cooling system must provide for daylight 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: 3-phase airconditioning: Energy rating: EER > 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning: Energy rating: EER > 4.0		✓	✓
The heating system must provide for daylight zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: no mechanical ventilation (ie. natural). Operation control: n/a		✓	✓
Kitchen: no mechanical ventilation (ie. natural). Operation control: n/a		✓	✓
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 2 of the bedrooms / study, dedicated		✓	✓

Energy Commitments			
Other	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 1 of the living / dining rooms, dedicated		✓	✓
• the kitchen, dedicated		✓	✓
• all bathrooms/toilets, dedicated		✓	✓
• the laundry, dedicated		✓	✓
• 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 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.		✓	
The applicant must install a fixed indoor or sheltered 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.	

AMENDMENTS

NO.	DATE	REMARKS
1	24-06-22	FOR BOUNDARY FENCE



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PROJECT: SEEKING APPROVAL OF UNAUTHORISED WORK AT 415, STACEY STREET, BANKSTOWN-		JOB NO.1
		DWG 9/9
CLIENT'S NAME:		DATE: 04/05/2022
DRAWN BY ROMAN BANGALI		ARCHITECT WALI HAKIM