

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, 17 March 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary	
Project name	Boomerang Beach
Street address	128 BOOMERANG Drive BOOMERANG BEACH 2428
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan DP200167
Lot no.	120
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	4
Project score	
Water	✓ 50 Target 40
Thermal Performance	✓ Pass Target Pass
Energy	✓ 97 Target 70
Materials	✓ -100 Target n/a

Certificate Prepared by
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ABN (if applicable): 52103973208

Description of project

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Site details	
Site area (m²)	655
Roof area (m²)	287
Conditioned floor area (m²)	298.0
Unconditioned floor area (m²)	12.0
Total area of garden and lawn (m²)	272
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	n/a
NatHERS 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
Project score	
Water	✔ 50 Target 40
Thermal Performance	✔ Pass Target Pass
Energy	✔ 97 Target 70
Materials	✔ -100 Target n/a

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 209 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 6 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 5000 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 286 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:				
the cold water tap that supplies each clothes washer 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 Performance and Materials commitments				
Do-it-yourself Method				
General features				
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.	➤	➤	➤	➤
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	➤	➤	➤	➤
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.				➤
Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	203	nil;not specified	nil	
floor - above habitable rooms or mezzanine, concrete - suspended; frame: no frame..	107	nil;foil-foam composite board	nil	
external wall: cavity brick; frame: no frame.	all external walls	0.50 (or 1.20 including construction);foil-foam composite board + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall: single skin masonry; frame: no frame.	70	foil-foam composite board	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	200	polyester minimum 85% post-consumer recycled content	nil	
ceiling and roof - flat ceiling / flat roof, concrete - plasterboard internal, timber - H2 treated softwood.	286.5	insulation under concrete ;ceiling: foil-foam composite board; roof: not specified.	nil	roof colour: light (solar absorptance 0.38-0.47); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.			
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.			
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.			

Thermal Performance and Materials commitments				
Ceiling fans				
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.				
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .				

Thermal Performance and Materials commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:				✓	✓	✓
- The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table. - Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. - Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed. - Overshadowing buildings/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.				✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).				✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North-East facing					
W204	2000.00	1600.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	external louvre/vertical blind (adjustable)	not overshadowed
W205	2400.00	1700.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	external louvre/vertical blind (adjustable)	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W206	2400.00	1300.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	external louvre/vertical blind (adjustable)	not overshadowed
W207	2400.00	800.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	external louvre/vertical blind (adjustable)	not overshadowed
W209	2100.00	1500.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	none	>4 m high, 2-5 m away
South-East facing					
W210	3100.00	1900.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	external louvre/vertical blind (adjustable)	not overshadowed
W211	3100.00	8000.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	eave 1500 mm, 0 mm above head of window or glazed door	not overshadowed
W214	2900.00	1800.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	eave 300 mm, 0 mm above head of window or glazed door	not overshadowed
South-West facing					
W213	2400.00	5800.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	none	not overshadowed
W103	600.00	800.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	none	not overshadowed
North-West facing					
W203	2900.00	5400.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	external louvre/vertical blind (adjustable)	>4 m high, 5-8 m away
W201	2900.00	1800.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	none	>4 m high, 5-8 m away

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W212	3100.00	6000.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	eave 300 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
W101	1600.00	4000.00	timber, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	eave 1500 mm, 0 mm above head of window or glazed door	>4 m high, 5-8 m away
W102	1600.00	1800.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.60 - 0.74)	none	>4 m high, 5-8 m away

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: electric heat pump.		✓	✓	✓
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 - non ducted; 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 - non ducted; Energy rating: EER 3.5 - 4.0			✓	✓
Heating system				
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a			✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: EER 3.5 - 4.0			✓	✓
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.				✓
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 a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Natural lighting				

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 4 bathroom(s)/toilet(s) in the development for natural lighting.		➤	➤	➤
Alternative energy				
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.		➤	➤	➤
The photovoltaic system must consist of: • photovoltaic collectors with the capacity to generate at least 10 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north west		➤	➤	➤
Other				
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.			➤	
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.