

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1067070S_03

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

This certificate is a revision of certificate number 1067070S lodged with the consent authority or certifier on 29 January 2020 with application DA-46-2020.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Thursday, 20 March 2025

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



Project summary

Project name	35 Nelson Street Earlwood U1_03
Street address	35 NELSON STREET GREENACRE 2206
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 207248
Lot no.	6
Section no.	-
Project type	attached dwelling house
No. of bedrooms	4

Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 51	Target 50
Materials	✓ -1	Target n/a





Certificate Prepared by

Name / Company Name: ZIAD BOUMELHEM

ABN (if applicable):

Description of project

Project address	
Project name	35 Nelson Street Earlwood U1_03
Street address	35 NELSON STREET GREENACRE 2206
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 207248
Lot no.	6
Section no.	-
Project type	
Project type	attached dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	387
Roof area (m ²)	180
Conditioned floor area (m ²)	200.0
Unconditioned floor area (m ²)	13.0
Total area of garden and lawn (m ²)	70
Roof area of the existing dwelling (m ²)	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	
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	 41	Target 40
Thermal Performance	 Pass	Target Pass
Energy	 51	Target 50
Materials	 -1	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
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 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 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 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 80 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 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 30 kilolitres.	✓	✓	

Water Commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

The swimming pool must be outdoors.



Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
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, 66 square metres	nil	
floor - above habitable rooms or mezzanine, 65 square metres, concrete	nil	
floor - suspended floor above garage, concrete	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
external wall - brick veneer	2.86 (or 3.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.5 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)

























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	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 	✓	✓	✓ ✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W04FF600	1000.00	2400.00	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W01GF0	1900.00	900.00	aluminium, single, clear	none	not overshadowed
W03GF0	1500.00	2000.00	aluminium, single, clear	none	not overshadowed
W05FF600	1000.00	2400.00	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W02GF1000	1500.00	2400.00	aluminium, single, clear	eave 1000 mm, 200 mm above head of window or glazed door	not overshadowed
W01.aGF0	1900.00	900.00	aluminium, single, clear	none	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
East facing					
W06GF2000	1500.00	2000.00	aluminium, single, clear	solid overhang 2000 mm, 1000 mm above head of window or glazed door	not overshadowed
W09FF600	2100.00	2100.00	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W07GF0	2600.00	2000.00	aluminium, single, clear	none	not overshadowed
W08FF2000	600.00	2100.00	aluminium, single, clear	eave 1000 mm, 200 mm above head of window or glazed door	not overshadowed
West facing					
W10GF3600	4300.00	2400.00	aluminium, single, clear	verandah 3500 mm, 200 mm above base of window or glazed door	not overshadowed
W12FF1500	900.00	800.00	aluminium, single, clear	eave 1500 mm, 200 mm above head of window or glazed door	not overshadowed
W11FF1500	2100.00	2100.00	aluminium, single, clear	eave 1500 mm, 200 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 3 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: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
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 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
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: interlocked to light		✓	✓
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 on / timer 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:			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • at least 5 of the bedrooms / study; • at least 2 of the living / dining rooms; • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways; 		     	     
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 applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating			
The applicant must install a timer for the swimming pool pump in the development.			
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			

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.