

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1763191_02

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.planningportal.nsw.gov.au/definitions

This certificate is a revision of certificate number A1763191 lodged with the consent authority or certifier on 25 September 2024 with application PAN-468059.

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, 03 April 2025

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



Project address

| | |
|-----------------------|--|
| Project name | 814 Manning Point Road, Oxley Island_02 |
| Street address | 814 MANNING POINT Road OXLEY ISLAND 2430 |
| Local Government Area | Mid-Coast Council |
| Plan type and number | Deposited Plan DP858132 |
| Lot number | 3 |
| Section number | - |

Project type

| | |
|---------------------------------|--|
| Dwelling type | Dwelling house (attached) |
| Type of alteration and addition | The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa). |
| N/A | N/A |

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: SECOND EDITION PTY LTD

ABN (if applicable): 46653814110

| Pool and Spa | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|------------------|------------------------------|-----------------|
| Rainwater tank | | | |
| The applicant must install a rainwater tank of at least 1449.22 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 rainwater runoff from at least 372 square metres of roof area. | | ✓ | ✓ |
| The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool. | | ✓ | ✓ |
| Outdoor swimming pool | | | |
| The swimming pool must be outdoors. | ✓ | ✓ | ✓ |
| The swimming pool must not have a capacity greater than 127 kilolitres. | ✓ | ✓ | ✓ |
| The swimming pool must have a pool cover. | | ✓ | ✓ |
| The swimming pool must be shaded. | ✓ | ✓ | |
| The applicant must install a pool pump timer for the swimming pool. | | ✓ | ✓ |
| The applicant must install the following heating system for the swimming pool that is part of this development: solar only. | | ✓ | ✓ |

| Fixtures and systems | 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: gas instantaneous. | ✓ | ✓ | ✓ |
| Lighting | | | |
| The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. | | ✓ | ✓ |
| Fixtures | | | |
| The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. | | ✓ | ✓ |
| The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. | | ✓ | ✓ |
| The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating. | | ✓ | |

| Construction | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|--|-----------------------------------|------------------|------------------------------|-----------------|
| Insulation requirements | | | | | |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists. | | | ✓ | ✓ | ✓ |
| | | | | | |
| Construction | Additional insulation required (R-value) | Other specifications | | | |
| concrete slab on ground floor. | nil | N/A | | | |
| suspended floor with enclosed subfloor: framed (R0.7). | R0.60 (down) (or R1.30 including construction) | N/A | | | |
| external wall: framed (weatherboard, fibro, metal clad) | R1.30 (or R1.70 including construction) | | | | |
| external wall: brick veneer | R1.16 (or R1.70 including construction) | | | | |
| flat ceiling, pitched roof | ceiling: R1.20 (up), roof: foil backed blanket (55 mm) | light (solar absorptance < 0.475) | | | |
| raked ceiling, pitched/skillion roof: framed | ceiling: R1.50 (up), roof: foil backed blanket (55 mm) | light (solar absorptance < 0.475) | | | |

| Glazing requirements | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---|------------------|------------------------------|-----------------|
| Windows and glazed doors | | | |
| The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. | ✓ | ✓ | ✓ |
| The following requirements must also be satisfied in relation to each window and glazed door: | | ✓ | ✓ |
| Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. | | ✓ | ✓ |
| For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. | ✓ | ✓ | ✓ |
| Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. | | ✓ | ✓ |
| External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. | | ✓ | ✓ |
| Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. | | ✓ | ✓ |

| Glazing requirements | | | | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|-------------|--|-----------------------------|-------------------------------|---|---|---------------------|---------------------------------|--------------------|
| Windows and glazed doors glazing requirements | | | | | | | | | |
| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | |
| W1 | SW | 13 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W2 | SW | 4 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W3 | NW | 9 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W4 | NW | 3 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W5 | NE | 8 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |

| Glazing requirements | | | | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|-----------------------|-------------|--|-----------------------------|-------------------------------|---|---|---------------------|---------------------------------|--------------------|
| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | |
| W6 | NE | 6 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W7 | NE | 3 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W8 | NW | 13 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W9 | NE | 13 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W10 | SE | 13 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |

| Glazing requirements | | | | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|-------------|--|-----------------------------|-------------------------------|---|---|---------------------|---------------------------------|--------------------|
| Windows and glazed doors glazing requirements | | | | | | | | | |
| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | |
| W11 | NE | 3 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W12 | NE | 2 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W13 | NE | 8 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W14 | SE | 5 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W15 | SW | 2 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |

| Glazing requirements | | | | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|-----------------------|-------------|--|-----------------------------|-------------------------------|---|---|---------------------|---------------------------------|--------------------|
| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | |
| W16 | SW | 2 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W17 | SE | 5 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W21 | SW | 6 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W22 | SW | 6 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W23 | SW | 2 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |

| Glazing requirements | | | | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|-------------|------------------------------------|--------------------------|----------------------------|--|--|------------------|------------------------------|-----------------|
| Windows and glazed doors glazing requirements | | | | | | | | | |
| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | |
| W24 | NE | 3 | 0 | 0 | external louvre/blind (adjustable) | timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66) | | | |
| W25 | NE | 5 | 0 | 0 | eave/verandah/pergola/balcony >=750 mm | timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66) | | | |
| W26 | SW | 5 | 0 | 0 | none | timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66) | | | |
| W27 | NE | 14 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66) | | | |
| W28 | SW | 4 | 0 | 0 | none | timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66) | | | |

| Glazing requirements | | | | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|-----------------------|-------------|--|-----------------------------|-------------------------------|---|---|---------------------|---------------------------------|--------------------|
| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | |
| W29 | SW | 14 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W30 | NE | 6 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W31 | SW | 6 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W32 | NW | 6 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W33 | NE | 6 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |


| Glazing requirements | | | | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|-------------|--|-----------------------------|-------------------------------|-------------------|---|---------------------|---------------------------------|--------------------|
| Windows and glazed doors glazing requirements | | | | | | | | | |
| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | |
| W34 | SE | 4 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W35 | SE | 4 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W36 | SE | 4 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W37 | SE | 4 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W38 | SE | 4 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |


| Glazing requirements | | | | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|-----------------------|-------------|--|-----------------------------|-------------------------------|--|---|---------------------|---------------------------------|--------------------|
| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | |
| W39 | SW | 6 | 0 | 0 | none | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |
| W40 | NW | 5 | 0 | 0 | eave/ verandah/ pergola/balcony ≥750 mm | timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66) | | | |


| Glazing requirements | | | | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---|------------------------------------|----------------|--|---------------------|---------------------------------|--------------------|
| Skylights | | | | | | |
| The applicant must install the skylights in accordance with the specifications listed in the table below. | | | | ✓ | ✓ | ✓ |
| The following requirements must also be satisfied in relation to each skylight: | | | | | ✓ | ✓ |
| Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. | | | | | ✓ | ✓ |
| Skylights glazing requirements | | | | | | |
| Skylight number | Area of glazing inc. frame (m2) | Shading device | Frame and glass type | | | |
| S1 | 1.5 | no shading | timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456) | | | |
| S2 | 1.5 | no shading | timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456) | | | |
| S3 | 1.5 | no shading | timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456) | | | |
| S4 | 1.5 | no shading | timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456) | | | |

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 & 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 for the development may be issued.