

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1375922S

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, 24 February 2023

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



Planning,
Industry &
Environment



Development Consent No:
2023/0205

Approval Date:
12 February 2024

Officer Name:
Heather Fardy

Project summary

Project name	saltwater rd dwelling 1
Street address	303 saltwater Road wallabi point 2430
Local Government Area	Mid-Coast Council
Plan type and plan number	deposited 1115156
Lot no.	49
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by

Name / Company Name: mitch sheehy building

ABN (if applicable): 72785934255

Description of project



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Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m ² .year)	n/a
Area adjusted heating load (MJ/m ² .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	✓ 51	Target 50

Project address

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Site details

Site area (m ²)	373
Roof area (m ²)	259
Conditioned floor area (m2)	150.0
Unconditioned floor area (m2)	12.0
Total area of garden and lawn (m2)	121

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 4 star (> 6 but <= 7.5 OFFICE 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 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:				
• all toilets in the development			✓	✓
• 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.)			✓	✓

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Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features				
The dwelling must not have more than 2 storeys.	<div><p>Development Consent No: 2023/0205</p><p>Approval Date: 12 February 2024</p><p>Officer Name: Heather Fardy</p></div>	✓	✓	✓
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	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)

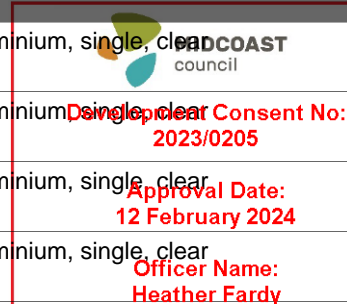
Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	<ul style="list-style-type: none"> In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.


Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights <div>  <p>Development Consent No. 2023/0205</p> <p>Approval Date: 12 February 2024</p> <p>Officer Name: Heather Fardy</p> </div>			
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: <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 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).	✓	✓	✓


Skylight no.	Maximum area (square metres)	Type	Shading device
S01	1.08	aluminium, moulded plastic single clear	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W13	2700	4200	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
East facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W02	1400	2700	aluminium, single, clear	eave 450 mm, 1200 mm above head of window or glazed door	2-4 m high, 2 m away
W03	1400	2700	aluminium, single, clear	eave 450 mm, 1200 mm above head of window or glazed door	2-4 m high, 2 m away
W04	2600	1000	aluminium, single, clear	eave 450 mm, 1200 mm above head of window or glazed door	2-4 m high, 2 m away
W05	900	1200	aluminium, single, clear	eave 450 mm, 1200 mm above head of window or glazed door	2-4 m high, 2 m away
W06	750	2400	aluminium, single, clear	eave 450 mm, 1200 mm above head of window or glazed door	2-4 m high, 2 m away
South facing					
W14	2700	500	aluminium, single, clear	verandah 3000 mm, 2400 mm above base of window or glazed door	not overshadowed
West facing					
W08	600	1500	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	2-4 m high, 2-5 m away
W09	900	2400	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	2-4 m high, 2-5 m away
W10	900	2100	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	2-4 m high, 2-5 m away
W11	900	1200	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	2-4 m high, 2-5 m away
W12	900	1500	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	2-4 m high, 2-5 m away
W13	900	700	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	2-4 m high, 2-5 m away
W14	900	2100	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	2-4 m high, 2-5 m away



Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<div>  <div> MIDCOAST council </div> </div>			
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 4.5 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: ceiling fans + 1-phase airconditioning; Energy rating: 6 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✓	✓
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 bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
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: 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: 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 3 of the bedrooms / study; dedicated		✓	✓
• at least 2 of the living / dining rooms; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> the kitchen; dedicated all bathrooms/toilets; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
<div>  MIDCOAST council </div> <div> Development Consent No: 2023/0205 </div> <div> Approval Date: 12 February 2024 </div> <div> Officer Name: Heather Fardy </div>			
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 3 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.		✓	

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.



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