

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1384476S

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: Wednesday, 05 April 2023

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



Planning,
Industry &
Environment

Project summary		
Project name	YOUNAN - Tallwoods Coast View Dr (V2)	
Street address	101 Coastal View Drive Tallwoods Village 2430	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1061078	
Lot no.	710	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	 41	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 85	Target 50

Certificate Prepared by
Name / Company Name: Inortap Pty Ltd
ABN (if applicable): 100423470

Description of project

Project address

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Site details

Site area (m ²)	993
Roof area (m ²)	375
Conditioned floor area (m2)	218.4
Unconditioned floor area (m2)	29.86
Total area of garden and lawn (m2)	625

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	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 85	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
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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 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 10000 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 200 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 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 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.	✓	✓	✓
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, 56.13 square metres	nil	
floor - suspended floor above enclosed subfloor, 118.5 square metres, framed	1.10 (or 1.8 including construction) (down)	
floor - above habitable rooms or mezzanine, 73 square metres, framed	nil	
external wall - brick veneer	2.86 (or 3.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.2 (up), roof: foil backed blanket (55 mm)	gable end vents; light (solar absorptance < 0.475)
ceiling and roof - raked ceiling / pitched or skillion 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			
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 	✓	✓	✓ ✓
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).	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each skylight:</p> <ul style="list-style-type: none"> External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed 		✓ ✓	✓ ✓
























Skylight no.	Maximum area (square metres)	Type	Shading device
S01	0.72	aluminium, moulded plastic single clear	adjustable awning or blind

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
D01	2068	1396	timber/UPVC/fibreglass, single, clear	verandah 1680 mm, 2470 mm above base of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
W01	1543	610	aluminium, single, clear	verandah 1680 mm, 1900 mm above base of window or glazed door	not overshadowed
W02	1543	610	aluminium, single, clear	verandah 1680 mm, 1900 mm above base of window or glazed door	not overshadowed
W03	1200	2410	aluminium, single, clear	verandah 1680 mm, 1900 mm above base of window or glazed door	not overshadowed
W12	1200	1090	aluminium, single, clear	eave 550 mm, 400 mm above head of window or glazed door	not overshadowed
South-East facing					
W04	600	2410	aluminium, single, clear	eave 200 mm, 400 mm above head of window or glazed door	not overshadowed
W05	1500	610	aluminium, single, clear	eave 200 mm, 400 mm above head of window or glazed door	not overshadowed
W06	1500	610	aluminium, single, clear	eave 550 mm, 400 mm above head of window or glazed door	not overshadowed
South-West facing					
W07	1500	610	aluminium, single, clear	eave 550 mm, 400 mm above head of window or glazed door	not overshadowed
D03	2143	2410	aluminium, single, clear	verandah 3600 mm, 2400 mm above base of window or glazed door	not overshadowed
D04	2143	3730	aluminium, single, clear	verandah 3600 mm, 2400 mm above base of window or glazed door	not overshadowed
D06	2143	2530	aluminium, single, clear	eave 550 mm, 3200 mm above head of window or glazed door	not overshadowed
W15	1200	2410	aluminium, single, clear	verandah 3600 mm, 1540 mm above base of window or glazed door	not overshadowed
W16	600	1450	aluminium, single, clear	verandah 3600 mm, 940 mm above base of window or glazed door	not overshadowed
W17	1200	2410	aluminium, single, clear	verandah 3600 mm, 1540 mm above base of window or glazed door	not overshadowed


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-West facing					
W09	600	1450	aluminium, single, clear	eave 550 mm, 400 mm above head of window or glazed door	not overshadowed
W10	1200	1090	aluminium, single, clear	eave 550 mm, 400 mm above head of window or glazed door	not overshadowed
W11	1200	1090	aluminium, single, clear	eave 550 mm, 400 mm above head of window or glazed door	not overshadowed
W13	1543	610	aluminium, single, clear	verandah 1680 mm, 1900 mm above base of window or glazed door	not overshadowed
W14	1543	610	aluminium, single, clear	verandah 1680 mm, 1900 mm above base 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.	✓	✓	✓
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: 7 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 + 1-phase airconditioning; Energy rating: 7 star (average zone)		✓	✓
The cooling system must provide for day/night 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: 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; Energy rating: 7 star (average zone)		✓	✓
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: individual fan, ducted to façade or roof; Operation control: manual switch on/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:			
<ul style="list-style-type: none"> at least 4 of the bedrooms / study; dedicated 		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> at least 3 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 3 bathroom(s)/toilet(s) in the development for natural lighting.			
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 6.6 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.			
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.