

BASIX™ Certificate

Building Sustainability Index

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

Alterations and Additions

Certificate number: A1794028_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

Secretary

Date of issue: Thursday, 08 May 2025

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



Project address

Project name	26 JACARANDA DR_02
Street address	26 JACARANDA Drive GEORGES HALL 2198
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP237211
Lot number	38
Section number	-

Project type

Dwelling type	Dwelling house (detached)
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: Building & Energy Consultants Australia

ABN (if applicable): 92122407783

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 6343.75 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 100 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 and outdoor spa.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 49.5 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 4.8 kilolitres.	✓	✓	✓
The spa must have a spa cover.		✓	✓
The applicant must install a spa pump timer.		✓	✓

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
The applicant must install the following heating system for the outdoor spa that is part of this development: electric resistance.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A			
suspended floor above garage: concrete (R0.6).	nil	N/A			
external wall: cavity brick	nil				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: none	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.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
Overshadowing buildings or 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 in the table below.	✓	✓	✓

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			
WG01	N	8.64	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DG01	N	6.96	0	0	projection/ height above sill ratio ≥0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG02	N	4.86	0	0	projection/ height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WG03	E	1.62	0.51	2.1	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG04	E	0.88	1.11	2.1	projection/ height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			

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			
WG06	E	0.72	1.11	2.1	projection/ height above sill ratio ≥0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DG02	E	2.02	2.31	2.1	none	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WG07	E	1.8	0	0	projection/ height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WG08	S	7.29	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG09	S	3.43	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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			
DG03	W	8.99	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DG03	S	13.5	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG10	W	1.8	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG11	W	1.62	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DF01	N	8.64	0	0	projection/ height above sill ratio ≥0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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			
WF01	N	2.52	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF02	W	2.7	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF02	N	8.85	0	0	projection/ height above sill ratio ≥0.29	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WF03	E	2.16	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF04	E	1.26	0	0	projection/ height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			

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			
WF05	E	2.88	0	0	projection/ height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WF06	E	2.88	0	0	projection/ height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WF07	S	0.9	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF08	S	2.88	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF09	W	3.15	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			


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			
WF10	W	3.15	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF11	W	1.62	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2G05	E	0.88	0	0	projection/ height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			


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			
S03	0.77	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S04	1.09	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S05	1.09	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S06	1.09	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S07-S09	3.27	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.