BASIX™ Certificate

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

Single Dwelling

Certificate number: 1812167S

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: Tuesday, 09 September 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	220 Glencoe Road, Springrange - Knowles
Street address	220 GLENCOE Road NANIMA 2618
Local Government Area	Yass Valley Council
Plan type and plan number	Deposited Plan DP1015337
Lot no.	2
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	3

Project score		
Water	✔ 96	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 94	Target 63
Materials	✔ -100	Target n/a

Certificate Prepared by
Name / Company Name: Mr Joshua Laurie
ABN (if applicable):

Description of project

Project address	
Project name	220 Glencoe Road, Springrange - Knowles
Street address	220 GLENCOE Road NANIMA 2618
Local Government Area	Yass Valley Council
Plan type and plan number	Deposited Plan DP1015337
Lot no.	2
Section no.	-

Project type	
Project type	dwelling house (detached)
No. of bedrooms	3

Site details	
Site area (m²)	12860
Roof area (m²)	708
Conditioned floor area (m²)	273.0
Unconditioned floor area (m²)	55.0
Total area of garden and lawn (m²)	0
Roof area of the existing dwelling (m²)	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

Project score			
Water	✔	96	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	94	Target 63
Materials	✔	-100	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 4 star (> 4.5 but <= 6 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 100000 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 708 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.)		✔	✔
• all hot water systems in the development		✔	✔

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all indoor cold water taps (not including taps that supply clothes washers) in the development		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.	✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	328	1 (slab edge);not specified	nil	in-slab or in-screed heating system
garage floor - concrete slab on ground, waffle pod slab.	100	none	nil	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	3.50 (or 4.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	27	1.08 (or 1.50 including construction);fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	455	fibreglass batts or roll	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	708	ceiling: 5 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
The applicant must install at least one ceiling fan in each bedroom.	✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:	✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✔	✔	✔
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
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).	✔	✔	✔

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
WD01	600.00	1500.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD02	600.00	1500.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD03	900.00	2800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD04	1800.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
WD05	1700.00	1500.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2350 mm, 200 mm above head of window or glazed door	not overshadowed
WD06	1200.00	1800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD07	1800.00	2700.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
SD01	2400.00	4000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD10	2400.00	2000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD11	2400.00	2000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
SD02	2400.00	4000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
WD12	1200.00	1800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 550 mm, 200 mm above head of window or glazed door	not overshadowed
East facing					
WD13	900.00	1800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
WD14	1800.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
WD15	1800.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
WD21	600.00	800.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
D02	2100.00	820.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
South facing					
WD16	1800.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2200 mm, 0 mm above head of window or glazed door	not overshadowed
D01	2100.00	920.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2200 mm, 0 mm above head of window or glazed door	not overshadowed
WD17	1150.00	1200.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2200 mm, 0 mm above head of window or glazed door	not overshadowed
WD18	1150.00	1200.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 2200 mm, 0 mm above head of window or glazed door	not overshadowed
WD19	800.00	3000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 3400 mm, 0 mm above head of window or glazed door	not overshadowed
SD03	2100.00	3000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 3400 mm, 0 mm above head of window or glazed door	not overshadowed
WD20	2100.00	2700.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
D03	2400.00	2200.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	solid overhang 5000 mm, 1800 mm above head of window or glazed door	not overshadowed
WD22	1500.00	900.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
West facing					
WD08	1800.00	2700.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	not overshadowed
WD09	1800.00	1000.00	thermally broken aluminium, double glazed (U-value: <=3.5, SHGC: >0.6)	none	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: electric boosted solar with a performance of 21 to 25 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 6 star (cold zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (cold zone)		✔	✔
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 - ducted; Energy rating: 6 star (cold 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: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 20 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing north	✔	✔	✔

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.