

# BASIX™ Certificate

Building Sustainability Index

[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

## Single Dwelling

Certificate number: 1000811S\_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](http://www.planningportal.nsw.gov.au/definitions)

This certificate is a revision of certificate number 1000811S lodged with the consent authority or certifier on 12 August 2019 with application DA-596/2019.

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: Tuesday, 27 January 2026

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



Project summary		
Project name	ROSELANDS DWELLING 1_02	
Street address	82 BONDS ROAD ROSELANDS 2196	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan 210492	
Lot no.	1	
Section no.	-	
Project type	attached dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 51	Target 50
Materials	✓ -1	Target n/a

Certificate Prepared by
Name / Company Name: BORIS GRGUREVIC & ASSOCIATES PTY LTD
ABN (if applicable): 36068302303

# Description of project

## Project address

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## Project type

Project type	attached dwelling house
No. of bedrooms	4

## Site details

Site area (m <sup>2</sup> )	301
Roof area (m <sup>2</sup> )	141
Conditioned floor area (m <sup>2</sup> )	147.09
Unconditioned floor area (m <sup>2</sup> )	4.6
Total area of garden and lawn (m <sup>2</sup> )	44
Roof area of the existing dwelling (m <sup>2</sup> )	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/ m <sup>2</sup> .year)	n/a
Area adjusted heating load (MJ/ m <sup>2</sup> .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 Performance	 Pass	Target Pass
Energy	 51	Target 50
Materials	 -1	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
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but ≤ 9 L/min) 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.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 2500 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 50 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"> <li>• all toilets in the development</li> <li>• 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.)</li> </ul>		✓	✓
<b>Swimming Pool</b>			
The swimming pool must not have a volume greater than 21 kilolitres.	✓	✓	

### Water Commitments

The swimming pool must be outdoors.

Show on  
DA plans



Show on CC/CDC  
plans & specs



Certifier  
check

## Thermal Comfort Commitments

Show on  
DA plans

Show on CC/CDC  
plans & specs

Certifier  
check

### Do-it-yourself Method

#### 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 - suspended floor above open subfloor, 71.65 square metres, concrete	1.4 (or 2 including construction) (down)	
floor - above habitable rooms or mezzanine, 76.97 square metres, framed	nil	
floor - suspended floor above garage, framed	nil	
external wall - brick veneer	2.86 (or 3.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.25 (up), roof: foil/sarking	2 wind-driven ventilator(s) + eave vents; light (solar absorptance < 0.475)

**Note** • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

**Note** • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

## Thermal Comfort Commitments

### 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.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
  - Aluminium single clear
  - Aluminium double (air) clear
  - Timber/uPVC/fibreglass single clear
  - Timber/uPVC/fibreglass double (air) clear
- For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.

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).

				Show on DA plans	Show on CC/CDC plans & specs	Certifier check			
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> <li>• For the following glass and frame types, the certifier check can be performed by visual inspection.                             <ul style="list-style-type: none"> <li>- Aluminium single clear</li> <li>- Aluminium double (air) clear</li> <li>- Timber/uPVC/fibreglass single clear</li> <li>- Timber/uPVC/fibreglass double (air) clear</li> </ul> </li> <li>• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.</li> </ul>							✓	✓	✓
<p>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>							✓	✓	✓
Skylight no.	Maximum area (square metres)	Type	Shading device						
S01	1.40	aluminium, moulded plastic single clear	no shading						
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing				
<b>North facing</b>									

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W01	1800.00	2400.00	U-value: 5.4; SHGC: 0.441 - 0.539 (aluminium, single, Hi-Tsol Low-e)	verandah 2950 mm, 2150 mm above base of window or glazed door	not overshadowed
W02	1800.00	2400.00	U-value: 6.6; SHGC: 0.369 - 0.451 (aluminium, single, tint)	verandah 2950 mm, 2190 mm above base of window or glazed door	not overshadowed
W03	1000.00	1800.00	U-value: 6.6; SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
W04	1000.00	900.00	U-value: 6.6; SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 540 mm above head of window or glazed door	not overshadowed
W05	1800.00	2700.00	U-value: 6.6; SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 540 mm above head of window or glazed door	not overshadowed
W06	1000.00	1200.00	U-value: 6.6; SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
W07	1000.00	2200.00	U-value: 6.6; SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
W08	2100.00	1800.00	U-value: 6.6; SHGC: 0.369 - 0.451 (aluminium, single, tint)	verandah 1320 mm, 2400 mm above base of window or glazed door	not overshadowed
W09	2100.00	1600.00	U-value: 6.6; SHGC: 0.369 - 0.451 (aluminium, single, tint)	none	not overshadowed
W10	2100.00	2100.00	U-value: 6.6; SHGC: 0.441 - 0.539 (aluminium, single, tint)	solid overhang 450 mm, 100 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<p><b>Hot water</b></p> <p>The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted, flat plate) with a performance of 21 to 25 STCs or better.</p>	✔	✔	✔
<p><b>Cooling system</b></p> <p>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; Energy rating: EER 3.5 - 4.0</p> <p>The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0</p>		✔	✔
<p><b>Heating system</b></p> <p>The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0</p> <p>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: EER 3.5 - 4.0</p>		✔	✔
<p><b>Ventilation</b></p> <p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off</p> <p>Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off</p>		✔	✔
<p><b>Artificial lighting</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>at least 4 of the bedrooms / study; dedicated</li> </ul>		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>• at least 3 of the living / dining rooms; dedicated</li> <li>• the kitchen; dedicated</li> <li>• all bathrooms/toilets; dedicated</li> <li>• the laundry; dedicated</li> <li>• all hallways; dedicated</li> </ul>		<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>
<b>Natural lighting</b>			
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.	✓	✓	✓
<b>Swimming pool</b>			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool) : no heating		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
<b>Other</b>			
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.