

BASIX™ Certificate

Building Sustainability Index

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

Single Dwelling

Certificate number: 1000830S_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

This certificate is a revision of certificate number 1000830S 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

Project summary

Project name	ROSELANDS DWELLING 2_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	5	

Project score

Water	✓ 42	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 50	Target 50
Materials	✓ -1	Target n/a

Secretary

Date of issue: Tuesday, 27 January 2026

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



Certificate Prepared by

Name / Company Name: BORIS GRGUREVIC & ASSOCIATES PTY LTD

ABN (if applicable): 36068302303

Description of project

Project address	
Project name	ROSELANDS DWELLING 2_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	
Project type	attached dwelling house
No. of bedrooms	5
Site details	
Site area (m ²)	435
Roof area (m ²)	162
Conditioned floor area (m ²)	204.92
Unconditioned floor area (m ²)	4.99
Total area of garden and lawn (m ²)	132
Roof area of the existing dwelling (m ²)	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 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	✓ 42	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 50	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
Fixtures			
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.		✓	✓
Alternative water			
Rainwater tank			
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 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.)	✓	✓	✓
Swimming Pool			

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 21 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

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 enclosed subfloor, 109.07 square metres, concrete	1.20 (or 1.8 including construction) (down)						
floor - above habitable rooms or mezzanine, 99.12 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: 5 (up), roof: foil/sarking	2 wind-driven ventilator(s) + eave vents; dark (solar absorptance > 0.70)					
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		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.		✓	✓	✓
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).		✓	✓	✓
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%)
East facing				Overshadowing

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W01	1000.00	1200.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	verandah 1800 mm, 285 mm above base of window or glazed door	not overshadowed
W02	2100.00	1800.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	verandah 1800 mm, 285 mm above base of window or glazed door	not overshadowed
W03	2100.00	1800.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	verandah 1800 mm, 285 mm above base of window or glazed door	not overshadowed
W04	600.00	2400.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
W5	600.00	2400.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
South facing					
W06	1000.00	1800.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	none	not overshadowed
W07	1000.00	1800.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	none	not overshadowed
W8	600.00	2400.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	none	not overshadowed
W9	1000.00	1800.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
W10	600.00	1800.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
West facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W11	2100.00	1600.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	verandah 1800 mm, 2400 mm above base of window or glazed door	not overshadowed
W12	2100.00	2100.00	U-value: 4.6, SHGC: 0.414 - 0.506 (composite, single, Lo-Tsol Low-e)	solid overhang 450 mm, 100 mm above head of window or glazed door	not overshadowed
W13	2100.00	1600.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsol Low-e)	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: solar (gas boosted, flat plate) 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; Energy rating: EER >4.0		✓	✓
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 >4.0		✓	✓
Heating system			
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 >4.0		✓	✓
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 >4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off			
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to facade 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:			
• at least 5 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 			
<h3 data-bbox="980 141 1028 377">Natural lighting</h3> <p>The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.</p>	✓	✓	✓
<p>The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.</p>	✓	✓	✓
<h3 data-bbox="758 141 806 377">Swimming pool</h3> <p>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</p>		✓	
<p>The applicant must install a timer for the swimming pool pump in the development.</p>		✓	
<h3 data-bbox="568 141 615 377">Other</h3> <p>The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.</p>		✓	
<p>The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.</p>		✓	
<p>The applicant must install a fixed outdoor clothes drying line as part of the development.</p>		✓	
<p>The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.</p>	✓		

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.