

BASIX™ Certificate

Building Sustainability Index

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

Alterations and Additions

Certificate number: A1843122

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: Wednesday, 22 April 2026

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



Project address

Project name	14 VALLEY ROAD
Street address	14 VALLEY Road PADSTOW HEIGHTS 2211
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP227490
Lot number	13
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 does not include 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

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.																										
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor.</td><td>nil</td><td>N/A</td></tr><tr><td>suspended floor with open subfloor: concrete (R0.6).</td><td>R0.9 (down) (or R1.50 including construction)</td><td>N/A</td></tr><tr><td>suspended floor with enclosed subfloor: concrete (R0.6).</td><td>R0.70 (down) (or R1.30 including construction)</td><td>N/A</td></tr><tr><td>external wall: cavity brick</td><td>nil</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R1.95 (up), roof: foil backed blanket (55 mm)</td><td>dark (solar absorptance > 0.70)</td></tr><tr><td>flat ceiling, flat roof: concrete/plasterboard internal</td><td>ceiling: R3.00 (up), roof: none</td><td>light (solar absorptance < 0.475)</td></tr></table>			Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil	N/A	suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)	N/A	suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	N/A	external wall: cavity brick	nil		flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)	flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R3.00 (up), roof: none	light (solar absorptance < 0.475)			
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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.	✓	✓	✓
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			
WLG01	NE	2.04	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WLG02	NE	1.09	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
DLG01	SE	6.57	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DLG02	SE	6.57	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG03	SW	1.79	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
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WLG04	SW	1.79	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DG01	NE	1.72	5.2	1.9	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG01	NE	1.59	0	0	projection/ height above sill ratio ≥0.29	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WG02	NE	1.59	0	0	projection/ height above sill ratio ≥0.29	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
DG02	SE	6.57	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
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	SW	6.57	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DG04	SE	4.86	0	0	projection/ height above sill ratio >=0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			

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			
SL01	0.39	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
SL02	0.39	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
SL03	0.39	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
SL04	0.39	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

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.