

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number: A436306\_03

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary

Date of issue: Tuesday, 19, October 2021

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



Planning,  
Industry &  
Environment

## Description of project

Project address	
Project name	101 Blues Point Rd, McMahon's Point_03
Street address	101 Blues Point Road McMahon's Point 2060
Local Government Area	North Sydney Council
Plan type and number	Deposited Plan 216475
Lot number	1
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

**Certificate Prepared by** (please complete before submitting to Council or PCA)



Name / Company Name: GRS Building Reports

ABN (if applicable): 33 077 900 497

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Hot water</b>			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
<b>Lighting</b>			
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.		✓	✓
<b>Fixtures</b>			
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
<b>Insulation requirements</b>					
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 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor above garage: concrete (R0.6).	nil				
external wall: other/undecided	R1.70 (including construction)				
internal wall shared with garage: plasterboard (R0.36)	nil				
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors</b>									
<p>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.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>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.</p>							✓	✓  ✓ ✓	✓  ✓ ✓
<b>Windows and glazed doors glazing requirements</b>									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	S	1.19	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W2	S	2.33	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W3	S	1.73	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W4	S	1.73	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W5	S	1.73	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W6	S	1.73	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
<b>Skylights</b>									
<p>The applicant must install the skylights in accordance with the specifications listed in the table below.</p> <p>The following requirements must also be satisfied in relation to each skylight:</p>							✓	✓  ✓	✓  ✓

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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			
S1	0.36	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S2	0.54	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S3	0.54	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.