

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Amity Mk1	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	88	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Amity Mk1
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	406
Roof area (m²)	286
Conditioned floor area (m2)	143.0
Unconditioned floor area (m2)	12.8
Total area of garden and lawn (m2)	100

Assessor details and thermal loads

Assessor number	n/a
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	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	88	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 286 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
MPR	2400	2300	aluminium, single, clear	eave 2950 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2100	4930	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Laundry	2400	1650	aluminium, single, clear	eave 8050 mm, 0 mm above head of window or glazed door	not overshadowed
East facing					
Ensuite	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 1	1800	710	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Bedroom 1	1800	710	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
WIR	600	1300	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
Entry Sidelight	2400	500	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
Bedroom 2	2100	2200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
Dining	2400	3400	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	not overshadowed
Laundry	1500	1200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Garage	1500	1500	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
North-West facing					
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

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Project summary		
Project name	Harrington Waters Lifestyle Village - Amy Mk1	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	61	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Amy Mk1
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	400
Roof area (m²)	257
Conditioned floor area (m2)	133.0
Unconditioned floor area (m2)	12.7
Total area of garden and lawn (m2)	120

Assessor details and thermal loads

Assessor number	n/a
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	61	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
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 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 257 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

















Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	<ul style="list-style-type: none"> 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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> 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. Overshadowing buildings/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. 	✓	✓	✓ ✓ ✓
	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Bed 1	1800	1450	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Sidelight	2400	450	aluminium, single, clear	eave 2200 mm, 0 mm above head of window or glazed door	not overshadowed
MPR	2100	720	aluminium, single, clear	eave 2200 mm, 0 mm above head of window or glazed door	not overshadowed
MPR	2100	720	aluminium, single, clear	eave 2200 mm, 0 mm above head of window or glazed door	not overshadowed


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Living Room	2400	1200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
East facing					
Living Room	2400	1200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
South facing					
Dining	2400	3300	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	eave 3500 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Laundry	1200	1400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Bathroom	1200	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Bedroom 2	1800	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
West facing					
Ensuite	2100	700	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1200	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Garage	1200	1200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
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: 3 Star		✓	✓
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: 3 Star		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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: 3 Star		✓	✓
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: 3 Star		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		   	   
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed outdoor 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).

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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.

This is not a valid Certificate

BASIX[®]Report

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Project summary		
Project name	Harrington Waters Lifestyle Village - Atlanta Mk4	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Atlanta Mk4
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	462
Roof area (m²)	322
Conditioned floor area (m2)	158.0
Unconditioned floor area (m2)	20.0
Total area of garden and lawn (m2)	114

Assessor details and thermal loads

Assessor number	n/a
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	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 309 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	4 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Living Room	2400	2400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 1	1800	2400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Ensuite	2100	730	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bathroom	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
MPR	1800	2400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
East facing					
Kitchen	2400	5400	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
South facing					
Garage	1500	1200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 2	2100	2100	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Laundry	2400	400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
West facing					
MPR	2100	2400	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Door	2400	450	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Atlanta Mk5	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Atlanta Mk5
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	462
Roof area (m²)	281
Conditioned floor area (m2)	163.5
Unconditioned floor area (m2)	11.5
Total area of garden and lawn (m2)	114

Assessor details and thermal loads

Assessor number	n/a
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	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 309 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Living Room	2100	2100	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Living Room	2400	3300	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 1	600	2400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Ensuite	2100	730	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bathroom	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
MPR	1800	1600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
East facing					
Kitchen	1500	1500	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Living Room	2400	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Bedroom 1	2400	3000	aluminium, single, clear	eave 7760 mm, 0 mm above head of window or glazed door	not overshadowed
South facing					
Bedroom 2	1500	2000	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Theatre	1500	1400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Butlers	1500	1550	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
West facing					
Entry Door	2400	450	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
MPR	2100	2400	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
Butlers	2400	450	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Eclipse Mk1	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	68	Target 40
Thermal Comfort	Pass	Target Pass
Energy	86	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Eclipse Mk1
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	406
Roof area (m²)	304
Conditioned floor area (m2)	180.0
Unconditioned floor area (m2)	17.6
Total area of garden and lawn (m2)	101

Assessor details and thermal loads

Assessor number	n/a
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	68	Target 40
Thermal Comfort	Pass	Target Pass
Energy	86	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 304 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	4 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Living Room	2100	5000	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2400	4800	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
East facing					
Living Room	2100	830	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Dining	2100	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 1	1800	610	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Bedroom 1	1800	610	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Ensuite	2400	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
Entry Sidelight	2400	550	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
Bedroom 2	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Bedroom 2	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
Study	1530	1080	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Laundry	2400	1550	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bathroom	2100	1660	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
MPR	1200	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Garage	1200	1200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
North-West facing					
Living	2400	830	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

Project summary		
Project name	Harrington Waters Lifestyle Village - Eliza Mk1	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	68	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Eliza Mk1
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	420
Roof area (m²)	286
Conditioned floor area (m2)	152.2
Unconditioned floor area (m2)	12.8
Total area of garden and lawn (m2)	101

Assessor details and thermal loads

Assessor number	n/a
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	68	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 304 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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: <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Living Room	2100	2100	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Dining	2400	3600	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
MPR	1800	2100	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bathroom	2100	800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Garage	1200	1500	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
East facing					


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Kitchen	1500	1250	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2400	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2100	1200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
South facing					
WIR	450	1150	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 1	1800	700	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 1	1800	700	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Ensuite	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
West facing					
Bedroom 2	2100	2450	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry	2400	400	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Laura Mk2	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	61	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Laura Mk2
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	400
Roof area (m²)	270
Conditioned floor area (m2)	135.5
Unconditioned floor area (m2)	14.2
Total area of garden and lawn (m2)	113

Assessor details and thermal loads

Assessor number	n/a
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	61	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 6 square metres of the site.	✓	✓	
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 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 270 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Entry Sidelight	2400	500	aluminium, single, clear	eave 2200 mm, 0 mm above head of window or glazed door	not overshadowed
Living Room	2100	3000	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
North-East facing					
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
East facing					
MPR	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Bedroom 2	2100	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Ensuite	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Laundry	1200	600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Bathroom	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
West facing					
Kitchen	2400	2500	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Garage	1000	1200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


This is not a valid certificate


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
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: 3 Star		✓	✓
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: 3 Star		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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: 3 Star		✓	✓
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: 3 Star		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated • the kitchen; dedicated • the laundry; dedicated • all hallways; dedicated 		<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary

Project name	Harrington Waters Lifestyle Village - Lydia Mk3
Street address	Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	deposited 1219123
Lot no.	2
Section no.	-
Project type	separate dwelling house
No. of bedrooms	2

Project score

Water	61	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Lydia Mk3
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	400
Roof area (m²)	260
Conditioned floor area (m2)	135.8
Unconditioned floor area (m2)	8.5
Total area of garden and lawn (m2)	112

Assessor details and thermal loads

Assessor number	n/a
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	61	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 6 square metres of the site.	✓	✓	
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 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 260 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	<ul style="list-style-type: none"> 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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Entry Sidelight	2400	550	aluminium, single, clear	eave 2200 mm, 0 mm above head of window or glazed door	not overshadowed
Living Room	2400	2900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Bedroom 1	2100	1550	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
East facing					
Kitchen	2400	2400	aluminium, single, clear	solid overhang 4050 mm, 300 mm above head of window or glazed door	2-4 m high, 5-8 m away
W11	2400	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
South facing					
Bathroom	1200	1060	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Bedroom 2	1800	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
MPR	1800	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Dining	2400	2400	aluminium, single, clear	eave 6740 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
West facing					
Ensuite	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	2100	1550	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away


This is not a valid certificate


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
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: 3 Star		✓	✓
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: 3 Star		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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: 3 Star		✓	✓
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: 3 Star		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		   	   
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Lydia Mk4	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	60	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Lydia Mk4
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	400
Roof area (m²)	253
Conditioned floor area (m2)	126.0
Unconditioned floor area (m2)	8.4
Total area of garden and lawn (m2)	132

Assessor details and thermal loads

Assessor number	n/a
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	60	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 6 square metres of the site.	✓	✓	
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 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 253 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Ensuite	800	1550	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Living Room	2400	3050	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Sidelight	2400	500	aluminium, single, clear	eave 2200 mm, 0 mm above head of window or glazed door	not overshadowed
East facing					
Kitchen	2400	2400	aluminium, single, clear	solid overhang 4050 mm, 300 mm above head of window or glazed door	2-4 m high, 5-8 m away
Living Room	2400	600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
South facing					
Bedroom 2	1800	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Dining	2400	2400	aluminium, single, clear	eave 6740 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Bathroom	1200	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
MPR	1800	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
West facing					
Bedroom 1	1800	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away


This is not a valid certificate


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
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: 3 Star		✓	✓
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: 3 Star		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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: 3 Star		✓	✓
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: 3 Star		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated • the kitchen; dedicated • the laundry; dedicated • all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Mary Ann Mk3	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	65	Target 40
Thermal Comfort	Pass	Target Pass
Energy	89	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Mary Ann Mk3
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	406
Roof area (m²)	274
Conditioned floor area (m2)	137.3
Unconditioned floor area (m2)	12.1
Total area of garden and lawn (m2)	140

Assessor details and thermal loads

Assessor number	n/a
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	65	Target 40
Thermal Comfort	Pass	Target Pass
Energy	89	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 273 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Living Room	2400	3340	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Dining	2400	3000	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
East facing					
Bathroom	600	1700	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Kitchen	1400	1500	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Living Room	2400	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
MPR	1200	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Living Room	2400	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
Entry Sidelight	2400	410	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
Bedroom 2	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Bedroom 2	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
Ensuite	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
WIR	450	1500	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Laundry	1300	1350	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
North-West facing					
Living	2400	840	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated • the kitchen; dedicated • the laundry; dedicated • all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village -Oceana Mk3	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	65	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village -Oceana Mk3
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	462
Roof area (m²)	310
Conditioned floor area (m2)	156.0
Unconditioned floor area (m2)	14.6
Total area of garden and lawn (m2)	145

Assessor details and thermal loads

Assessor number	n/a
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	65	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 298.5 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	4 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Dining	2400	3440	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
MPR	2400	1800	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Bedroom 1	2100	1900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Living Room	2100	3000	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
East facing					
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Bedroom 2	1500	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bathroom	600	1130	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Ensuite	2400	600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Laundry	2400	1590	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
Kitchen	1530	1720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Sidelight	2400	450	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
Bedroom 2	1500	2100	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
MPR	1530	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Ensuite	2400	800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
North-West facing					
Living	2100	2400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Oceana Mk4	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	65	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Oceana Mk4
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	462
Roof area (m²)	299
Conditioned floor area (m2)	151.5
Unconditioned floor area (m2)	14.6
Total area of garden and lawn (m2)	145

Assessor details and thermal loads

Assessor number	n/a
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	65	Target 40
Thermal Comfort	Pass	Target Pass
Energy	87	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 298.5 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Living Room	2100	3140	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 5-8 m away
Dining	2400	3330	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
MPR	2400	1800	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Bedroom 1	2100	1330	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
East facing					
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Bathroom	600	1130	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Laundry	2400	1590	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Ensuite	2400	600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 2	1500	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
Kitchen	1530	1720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Bedroom 2	1500	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Sidelight	2400	600	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
MPR	1530	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	600	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Ensuite	2400	800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
North-West facing					
Living	2100	2400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Prov Mk4	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	65	Target 40
Thermal Comfort	Pass	Target Pass
Energy	82	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Prov Mk4
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	3

Site details

Site area (m²)	462
Roof area (m²)	309
Conditioned floor area (m2)	166.0
Unconditioned floor area (m2)	18.0
Total area of garden and lawn (m2)	114

Assessor details and thermal loads

Assessor number	n/a
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	65	Target 40
Thermal Comfort	Pass	Target Pass
Energy	82	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 309 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	4 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Kitchen	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Dining	2400	2700	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Bedroom 1	2400	2400	aluminium, single, clear	eave 5850 mm, 0 mm above head of window or glazed door	not overshadowed
MPR	2400	1830	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
East facing					


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Bedroom 2	1800	1250	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 3	2100	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Laundry	2400	400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Kitchen	1500	100	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Kitchen	1500	1500	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
Bedroom 2	1800	1670	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Sidelight	2400	600	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
Living Room	1800	900	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	600	2300	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Ensuite	2100	730	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bathroom	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Garage	1200	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

Project summary		
Project name	Harrington Waters Lifestyle Village - Prov Mk5	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	66	Target 40
Thermal Comfort	Pass	Target Pass
Energy	82	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Prov Mk5
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	3

Site details

Site area (m²)	406
Roof area (m²)	279
Conditioned floor area (m2)	149.5
Unconditioned floor area (m2)	16.2
Total area of garden and lawn (m2)	99

Assessor details and thermal loads

Assessor number	n/a
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	66	Target 40
Thermal Comfort	Pass	Target Pass
Energy	82	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 312.8 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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: <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
MPR	2100	950	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Dining	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2400	2700	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Bedroom 1	2400	2400	aluminium, single, clear	eave 5850 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
East facing					


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Bedroom 2	1500	700	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Bedroom 3	2100	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Laundry	2400	400	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Kitchen	1500	1390	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Dining	2100	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
Bedroom 2	1500	1300	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Sidelight	2400	600	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
Ensuite	1800	730	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bathroom	1800	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Garage	1500	1800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Living Room	2400	3600	aluminium, single, clear	eave 3750 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor 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.

This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Susannah Mk1	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Susannah Mk1
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	350
Roof area (m²)	251
Conditioned floor area (m2)	124.3
Unconditioned floor area (m2)	11.6
Total area of garden and lawn (m2)	97

Assessor details and thermal loads

Assessor number	n/a
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	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 251.3 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Living Room	2400	2400	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Dining	2400	3200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Bed 2	2400	1800	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
East facing					
Bathroom	800	1660	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Living Room	2400	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Kitchen	1300	1550	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
MPR	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
MPR	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Sidelight	2400	410	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
Bedroom 2	1200	1350	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Ensuite	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	800	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away


This is not a valid certificate


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

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This is not a valid Certificate

BASIX[®]Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Harrington Waters Lifestyle Village - Susannah Mk2	
Street address	Manor Road Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1219123	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

Description of project

Project address

Project name	Harrington Waters Lifestyle Village - Susannah Mk2
Street address	n/a Manor Road Harrington 2427
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan 1219123
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	2

Site details

Site area (m²)	350
Roof area (m²)	268
Conditioned floor area (m2)	126.7
Unconditioned floor area (m2)	10.9
Total area of garden and lawn (m2)	97

Assessor details and thermal loads

Assessor number	n/a
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	67	Target 40
Thermal Comfort	Pass	Target Pass
Energy	90	Target 50

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 251.3 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"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up), roof: foil backed blanket (55 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/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. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
Dining	2400	3200	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Bed 2	2400	1800	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
Living Room	2400	2400	aluminium, single, clear	eave 4050 mm, 0 mm above head of window or glazed door	2-4 m high, 8-12 m away
East facing					
Bathroom	800	1660	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
Kitchen	1300	1550	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
Living Room	2400	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
MPR	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
MPR	2100	720	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	not overshadowed
Entry Sidelight	2400	410	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
Bedroom 2	1200	1350	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	710	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Ensuite	2100	900	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
Bedroom 1	1800	710	aluminium, single, clear	eave 450 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away


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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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 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:			
<ul style="list-style-type: none"> at least 3 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 2 of the living / dining rooms; dedicated the kitchen; dedicated the laundry; dedicated all hallways; dedicated 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting			
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 with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend

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