

BASIX[®]Report

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

Project summary		
Project name	House # HW Lifestyle Village - Eclipse Mk1 LIGHT	
Street address	Road 4 Street Harrington 2427	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited /280078	
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

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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	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: - 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 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: 1.7 (up), roof: foil backed blanket (55 mm)	4 wind-driven ventilator(s) + eave vents; light (solar absorptance < 0.475)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door: - For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear - 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 Device (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					
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
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 Device (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
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
South facing					
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
Entry Sidelight	2400	550	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
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
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
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
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
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
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:			
at least 3 of the bedrooms / study; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• 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