

BASIX™ Certificate

Building Sustainability Index

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

Single Dwelling

Certificate number: 1796925S





This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Sunday, 25 May 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	Wykrota Lot 1 (9A)_03 (Copy 01)	
Street address	14 MIRROOL Street NORTH NARRABEEN 2101	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP18515	
Lot no.	9	
Section no.	-	
Project type	dwelling above existing building	
No. of bedrooms	4	
Project score		
Water	 41	Target 40
Thermal Performance	 Pass	Target Pass
Energy	 77	Target 72
Materials	 100	Target n/a

Certificate Prepared by
Name / Company Name: BDMM Pty Ltd
ABN (if applicable):

Description of project

Project address

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Site details

Site area (m ²)	1100
Roof area (m ²)	171
Conditioned floor area (m ²)	212.26
Unconditioned floor area (m ²)	27.94
Total area of garden and lawn (m ²)	839
Roof area of the existing dwelling (m ²)	0

Assessor details and thermal loads

NatHERS assessor number	n/a
NatHERS certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/ m ² .year)	n/a
Area adjusted heating load (MJ/ m ² .year)	n/a

Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 77	Target 72
Materials	✓ 100	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 800 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but ≤ 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 119.9 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"> 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 Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, 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.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	91.51	nil;not specified	nil	
floor - suspended floor above enclosed subfloor, concrete - suspended; frame: no frame.	57.94	nil;foil-foam composite board	nil	subfloor wall insulation: >R1.0
floor - above habitable rooms or mezzanine, concrete - suspended; frame: no frame..	69.95	nil;none	nil	

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - suspended floor above garage, concrete - suspended; frame: no frame.	20.8	nil;foil-foam composite board	nil	
garage floor - concrete slab on ground.	37.3	none	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.94 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: please select
external garage wall: concrete block/plasterboard; frame: no frame.	43.2	not specified	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	135.9	none	nil	
internal wall: single skin masonry; frame: no frame.	211.9	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	144.4	ceiling: 5 (up), roof: foil backed blanket ;ceiling: rockwool batts, roll or pump-in; roof: foil backed blanket.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: medium (solar absorptance 0.48-0.59); ceiling area fully insulated
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	26.7	ceiling: 5 (up), roof: foil backed blanket ;ceiling: rockwool batts, roll or pump-in; roof: foil backed blanket.	nil	roof colour: medium (solar absorptance 0.48-0.59); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
<ul style="list-style-type: none"> The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code . 	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
• Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.	✓	✓	✓
• 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.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Skylight no.	Maximum area (m ²)	Skylight specification	Shading device
S01	0.43	thermally broken aluminium, double/argon fill clear (U: <=3.5, SHGC: 0.21 - 0.24)	fixed awning or blind
S02	0.43	thermally broken aluminium, double/argon fill clear (U: <=3.5, SHGC: 0.21 - 0.24)	fixed awning or blind

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
WS3	2400.00	2400.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.60 - 0.74)	none	>4 m high, 5-8 m away
WS4	600.00	1500.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	none	>4 m high, 5-8 m away
WS4-2	600.00	1500.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	none	>4 m high, 5-8 m away
East facing					
W3	1450.00	1710.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	none	not overshadowed
W3-2	1350.00	1710.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	none	not overshadowed
W5	1350.00	2910.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	none	not overshadowed
WS1	1350.00	6215.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	none	not overshadowed
SD1	2100.00	3550.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.40 - 0.49)	solid overhang 500 mm, 100 mm above head of window or glazed door	not overshadowed
South facing					
W4	1450.00	1500.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W5	1450.00	2400.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	external louvre/vertical blind (fixed)	not overshadowed


Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W6	1450.00	3000.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W9	2100.00	1500.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W10	600.00	750.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W7	450.00	750.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	solid overhang 450 mm, 300 mm above head of window or glazed door	2-4 m high, 5-8 m away
W8	1000.00	1800.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.22 - 0.27)	none	2-4 m high, 5-8 m away
SD1-2	2100.00	3550.00	thermally broken aluminium, double glazed (U-value: ≤ 2.0 , SHGC: 0.40 - 0.49)	solid overhang 450 mm, 300 mm above head of window or glazed door	2-4 m high, 5-8 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: electric heat pump with a performance of more than 45 STCs.	✓	✓	✓
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 - ducted; Energy rating: 8.5 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 8.5 star (average zone)		✓	✓
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 - ducted; Energy rating: 8.5 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 8.5 star (average zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, open to façade; Operation control: please select		✓	✓
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 a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
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.