

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1327054S_02

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.basix.nsw.gov.au

This certificate is a revision of certificate number 1327054S lodged with the consent authority or certifier on 21 September 2022 with application DA2022/1474.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Tuesday, 08 August 2023

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



Planning,
Industry &
Environment

Project summary		
Project name	12-14 GLADYS AVENUE, FRENCHS FOREST _02	
Street address	14 Gladys Avenue Frenchs Forest 2086	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 393276	
Lot no.	B	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by

Name / Company Name: rkdesigns

ABN (if applicable): 39330033053

Description of project

Project address

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Site details

Site area (m ²)	757
Roof area (m ²)	288
Conditioned floor area (m ²)	270.0
Unconditioned floor area (m ²)	25.0
Total area of garden and lawn (m ²)	40

Assessor details and thermal loads

Assessor number	n/a
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
Ceiling fan in at least one bedroom	n/a
Ceiling fan in at least one living room or other conditioned area	n/a

Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 50	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
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 4 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 1500 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 288 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"> 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, 130 square metres	nil	
floor - above habitable rooms or mezzanine, 135 square metres, framed	nil	
floor - suspended floor above garage, framed	nil	
external wall - other/undecided	2.40 (including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	unventilated; 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.	✓	✓	✓
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 Device (Dimension within 10%)	Overshadowing
North facing					
W03	2400	3000	aluminium, single, clear	eave 3600 mm, 73 mm above head of window or glazed door	>4 m high, 8-12 m away
W01	2400	3000	aluminium, single, clear	eave 3600 mm, 500 mm above head of window or glazed door	>4 m high, 8-12 m away
W05	1200	2400	aluminium, single, clear	eave 3600 mm, 73 mm above head of window or glazed door	>4 m high, 8-12 m away
W04	2400	3000	aluminium, single, clear	eave 3600 mm, 73 mm above head of window or glazed door	>4 m high, 8-12 m away
W07	2100	2200	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	>4 m high, 8-12 m away
W06	1200	1800	aluminium, single, clear	eave 450 mm, 3370 mm above head of window or glazed door	>4 m high, 8-12 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W02	2400	3000	aluminium, single, clear	eave 3600 mm, 500 mm above head of window or glazed door	>4 m high, 8-12 m away
East facing					
W09	600	1810	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W08	1200	1600	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W10	600	1810	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W11	1200	850	aluminium, single, clear	eave 450 mm, 3300 mm above head of window or glazed door	not overshadowed
South facing					
W15	1200	1810	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W14	1200	2400	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W13	1200	900	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W12	1200	1900	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W17	1200	900	aluminium, single, clear	eave 450 mm, 3370 mm above head of window or glazed door	not overshadowed
W16	1200	750	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W18	1800	2100	aluminium, single, clear	eave 2050 mm, 73 mm above head of window or glazed door	not overshadowed
W23	1200	750	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
West facing					
W20	1500	900	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W19	600	1800	aluminium, single, clear	eave 450 mm, 73 mm above head of window or glazed door	not overshadowed
W21	1800	900	aluminium, single, clear	eave 450 mm, 3370 mm above head of window or glazed door	not overshadowed
W22	1800	900	aluminium, single, clear	eave 450 mm, 3370 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 5 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: 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: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
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		✓	✓
Ventilation			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>
Artificial lighting			
<p>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:</p> <ul style="list-style-type: none"> • at least 5 of the bedrooms / study; dedicated • at least 3 of the living / dining rooms; dedicated • the kitchen; dedicated 		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		  	  
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			
The applicant must install a fixed indoor or sheltered 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.