BASIX® Certificate

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

Alterations and Additions

Certificate number: A1733596_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

Secretary
Date of issue: Monday, 27 May 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT

Project address	
Project name	Kelly on Binalong_02
Street address	10 BINALONG Avenue ALLAMBIE HEIGHTS 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP112080
Lot number	11
Section number	N/A

Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and includes a pool (and/or spa).
N/A	N/A

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

Name / Company Name: Mrs Sally Gardner

ABN (if applicable): 17751732195

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✔	✔	✔
The swimming pool must not have a capacity greater than 35 kilolitres.	✔	✔	✔
The swimming pool must have a pool cover.		✔	✔
The applicant must install a pool pump timer for the swimming pool.		✔	✔
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✔	✔

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✔	✔
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✔	✔
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✔	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✔	✔	✔

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✔	✔	✔
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔
Overshadowing buildings or 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 in the table below.	✔	✔	✔

Glazing requirements

Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	1.11	3.39	1.77	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
W2	N	0.63	1.49	1.77	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
W3	N	0.63	2.59	2.36	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
W4	E	2.67	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W5	N	1.16	0	0	projection/ height above sill ratio >=0.23	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	S	1.3	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W7	S	0.91	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W8	S	1.4	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W9	S	2.24	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W10	N	1.01	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			

Glazing requirements

Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W11	N	0.88	4.92	4.51	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)
D1	E	8.86	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
D2	S	6	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
D3	E	10.12	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
D4	S	1.72	0	0	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D5	E	8.51	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
D6	E	4.7	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
D7	S	5.85	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.	✔	✔	✔
The following requirements must also be satisfied in relation to each skylight:		✔	✔
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.		✔	✔

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
SK1	0.65	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
SK2	0.65	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
SK3	0.65	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
SK4	0.65	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
SK5	0.65	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.