

Single Dwelling

Certificate number: 1240902S_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, 05 September 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	LOVE HOUSE_02	
Street address	132a Queens Parade East Street Newport 2106	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 395093	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 99	Target 50

Certificate Prepared by

Name / Company Name: GAEA Architects

ABN (if applicable): 54163313817

Description of project

Project address

Project name	LOVE HOUSE
Street address	132a Queens Parade East Street Newport 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 395093
Lot no.	1
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	703
Roof area (m²)	249
Conditioned floor area (m2)	274.6
Unconditioned floor area (m2)	9.0
Total area of garden and lawn (m2)	308

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		
Ceiling fan in at least one bedroom	n/a		
Ceiling fan in at least one living room or other conditioned area	n/a		
Name of Certified Passive House Designer	LAB DESIGN		
Project score			
Water	✔ 40	Target 40	
Thermal Comfort	✔ Pass	Target Pass	
Energy	✔ 99	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 80 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 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 56 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 developmentat 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.)a tap that is located within 10 metres of the swimming pool in the development		✓ ✓ ✓	✓ ✓ ✓
Swimming pool			

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1240902S_02 Monday, 05 September 2022 page 1/8

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 23 kilolitres.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1240902S Thursday, 28 April 2022 page 4/8

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Passive House Standard			
The applicant must attach a report from the Passive House Planning Package (PHPP) software to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the report from the PHPP software to the application for an occupation certificate for the proposed development.			
The report from the Passive House Planning Package (PHPP) software must be issued by the Certified Passive House Designer shown in this BASIX certificate.			
The details of the proposed development on the report from the Passive House Planning Package (PHPP) software must be consistent with the details shown in this BASIX certificate.			
The Verification section of the report from the PHPP software must show that the proposed development fulfils the space heating, space cooling and air tightness requirements.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the report from the PHPP software requires to be shown on those plans. A written endorsement issued by the Certified Passive House Designer or Passive House Certifier shown in this BASIX certificate must be attached to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the report from the PHPP software, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the report from the PHPP software, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must attach results from an onsite blower door test of the proposed development conducted by a registered tester in accordance with the relevant technical standards. Results from onsite blower door test must show air tightness of not exceeding 0.6 air changes per hour at 50 Pascals pressure (ACH50).			✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1240902S Thursday, 28 April 2022 page 5/8

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 31 to 35 STCs or better.	✓	✓	✓
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: 3 star (average zone)		✓	✓
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: 3 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; Energy rating: 7 star (average zone)		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install a mechanical ventilation with heat recovery (MVHR) system in the development.		✓	✓
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 4 of the bedrooms / study; dedicatedat least 3 of the living / dining rooms; dedicatedthe kitchen;all bathrooms/toilets;the laundry;all hallways;		✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1240902S Thursday, 28 April 2022 page 6/8

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 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 an induction 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 outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1240902S Thursday, 28 April 2022 page 7/8

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.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1240902S Thursday, 28 April 2022 page 8/8



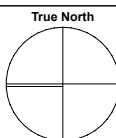
GAEA
ARCHITECTS
www.gaeaarchitects.com.au

Suite 20 /1714
Pittwater Rd,
Bayview NSW 2104
02 9999 5737

© Gaea Architects ABN: 54 163 313 817 Architects Act 2003 NSW

The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

REV	DATE	DESCRIPTION



Location:
132A Queens Parade East
Newport NSW 2106

Lot: 1 DP: 395093

Project:
Love Project

Status:
Development Application

Package:
DEVELOPMENT APPLICATION

Drawing Title:
BASIX REQUIREMENTS

Drawn: AC/DG	Checked: SC	Plot Date: 5/9/22	Scale: 1:2.22 @ A3
Project No.: 1906	Drawing No.: DA03	Revision:	