

11th January 2019

BASIX Summary for 34 Beatty St, Balgowlah Heights

BASIX REQUIREMENTS

WELS Water Rating

- 3star rated (>7.5 but ≤ 9 L/min) showerheads to all new showers
- 3star rated toilets
- 3star rated taps

POOLS

- Pool capacity to be no greater than 35kL
- Timer to pool pump
- Provide pool cover
- No heating to pool system

INSULATION

- R1.13 insulation to all new brick veneer external walls
- R1.3 insulation to all new clad external walls
- R2.5 insulation to ceiling
- Foil to underside of new roofing

EXTERNAL COLOURS

- Roof colour must be medium ($0.475 < SA < 0.70$)

GLAZED WINDOWS & DOORS

- Improved aluminium with clear glazing to windows and doors W09, W10, W11, W20, W21, W22, D06, D07, D08, D09, D10;
 - $U=6.44$ & $SHGC=0.75$
- Improved aluminium with low-e glazing to windows and doors W08, D01, D02, D04;
 - $U=4.48$ & $SHGC=0.46$
- Aluminium framed with double glazing (clear/air fill/clear) to window W23;
 - $U=4.21$ & $SHGC=0.66$

HOT WATER SYSTEM

- Solar gas boosted

FLUORESCENT OR LED 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.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Zoltan Lipovski'.

Zoltan Lipovski
Building Designer & Sustainability Assessor
ECOMODE design

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A336749

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 11, January 2019

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



Description of project

Project address	
Project name	551B - 34 Beatty St, Balgowlah Heights
Street address	34 Beatty Street Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 350345
Lot number	21A
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

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

Name / Company Name: ECOMODE Design

ABN (if applicable): 79845824261

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 be shaded.	✓	✓	
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
Hot water			
The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
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				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
<p>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.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>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.</p> <p>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.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.</p> <p>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.</p> <p>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.</p>						✓	✓	✓
							✓	✓
						✓	✓	✓
						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W-08	E	1.2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W-09	W	1.2	6	12	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W-10	N	4.79	3	6.3	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W-11	W	4.7	5.4	6.8	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W-20	W	2.16	0	0	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W-21	W	2.6	15	13	eave/verandah/pergola/balcony ≥450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W-22	N	19.1	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W-23	W	9.19	12	13	eave/verandah/pergola/balcony ≥450 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)			
D01	N	16.21	0	0	eave/verandah/pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D02	W	13.07	8.3	6.8	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D04	E	2.46	0	0	eave/verandah/pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D06	E	3.91	0	0	eave/verandah/pergola/balcony ≥900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D07	W	5.7	15	10	eave/verandah/pergola/balcony ≥450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D08	E	7.59	3	7.6	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D09	E	7.46	3	7.6	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D10	E	18	0	0	eave/verandah/pergola/balcony ≥900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

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.