

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1373286S

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: Friday, 20 October 2023

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



Project summary

Project name	Fiala Residence
Street address	19 DALLEY STREET QUEENSCLIFF 2096
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 1376
Lot no.	69
Section no.	3
Project type	dwelling house (detached)
No. of bedrooms	4

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 72	Target 72
Materials	✓ -23	Target n/a

Certificate Prepared by

Name / Company Name: LAURA COOK

ABN (if applicable): 34883670931

Description of project

Project address	
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No. of bedrooms	4
Site details	
Site area (m ²)	664
Roof area (m ²)	242
Conditioned floor area (m ²)	280.74
Unconditioned floor area (m ²)	23.54
Total area of garden and lawn (m ²)	320

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	
Project score		
Water	<div><div></div></div> 40	Target 40
Thermal Performance	<div><div></div></div> Pass	Target Pass
Energy	<div><div></div></div> 72	Target 72
Materials	<div><div></div></div> -23	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
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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 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 2000 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 210 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 configure the rainwater tank so that overflow is diverted to a stormwater tank.		✓	✓
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.) 		✓	✓
Stormwater tank			
The applicant must install a stormwater tank with a capacity of at least 11000 litres on the site. This stormwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must configure the stormwater tank to collect overflow from the rainwater tank.		✓	✓
The applicant must configure the stormwater tank to collect runoff from: <ul style="list-style-type: none"> at least 30 square metres of impervious areas at least 100 square metres of garden and lawn 		✓ ✓	✓ ✓
The applicant must connect the stormwater tank to: <ul style="list-style-type: none"> a sub-surface or non-aerosol irrigation system, or if the stormwater has been appropriately treated in accordance with applicable regulatory requirements, to at least one outdoor tap in the development (Note: NSWHealth does not recommend that stormwater be used to irrigate edible plants which are consumed raw.) 		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
DIY			
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.	74.56	nil;not specified	nil	
floor - suspended floor above enclosed subfloor, concrete - suspended; frame: no frame.	39.64	nil;none	nil	subfloor wall insulation: None
floor - above habitable rooms or mezzanine, particle board; frame: light steel frame..	144.72	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.	45.36	nil;none	nil	
garage floor - concrete slab on ground, 30% cement substitute.	64.1	none	nil	
external wall: cavity brick; frame: no frame.	106	0.50 (or 1.20 including construction);polystyrene	nil	wall colour: Light (solar absorptance < 0.48)
external wall: framed (solid or reconstituted timber weatherboard); frame: timber - untreated softwood.	117.9	2.50 (or 3.00 including construction);fibreglass batts or roll	nil	wall colour: Light (solar absorptance < 0.48)
internal wall shared with garage: single skin masonry; frame: no frame.	11.8	nil;none	nil	
internal wall: plasterboard; frame: timber - untreated softwood.	224.17	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.	242.3	ceiling: 6.5 (up), roof: foil/sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof colour: dark (solar absorptance 0.71-0.79); 2.0 to ≤ 2.5% of ceiling area uninsulated

Note	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<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.
Note	<ul style="list-style-type: none"> 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:	✓	✓	✓
<ul style="list-style-type: none"> The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table. 	✓	✓	✓
<ul style="list-style-type: none"> 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. 		✓	✓
<ul style="list-style-type: none"> Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed. 	✓	✓	✓
<ul style="list-style-type: none"> 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).	✓	✓	✓

Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
D04	NE	2400.00	900.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	solid overhang 5160 mm, 300 mm above head of window or glazed door	not overshadowed
W05	NE	2400.00	2720.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	solid overhang 1400 mm, 300 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W04	NE	2400.00	2720.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	solid overhang 1400 mm, 300 mm above head of window or glazed door	not overshadowed
W03	NE	1400.00	2720.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W02	NE	1400.00	940.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W01	NE	1400.00	2720.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
D01	SE	2400.00	1830.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	solid overhang 1400 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
W09	SE	1400.00	940.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	none	2-4 m high, 2-5 m away
W08	SE	1400.00	940.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	none	2-4 m high, 8-12 m away
W07	SE	1400.00	1830.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W06	SE	1400.00	900.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed


Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
D02	SW	2400.00	2720.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 3345 mm, 300 mm above head of window or glazed door	not overshadowed
W13	SW	1400.00	2720.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	solid overhang 1125 mm, 300 mm above head of window or glazed door	not overshadowed
W12	SW	2400.00	2720.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	solid overhang 1125 mm, 300 mm above head of window or glazed door	not overshadowed
W11	SW	1400.00	2720.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 3345 mm, 300 mm above head of window or glazed door	not overshadowed
W10	SW	1400.00	2720.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 3345 mm, 300 mm above head of window or glazed door	not overshadowed
D03	NW	2400.00	1830.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	solid overhang 2920 mm, 300 mm above head of window or glazed door	not overshadowed
W18	NW	1400.00	900.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	none	not overshadowed
W17	NW	600.00	900.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	none	not overshadowed
W16	NW	1400.00	1830.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed


Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W15	NW	1400.00	900.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W14	NW	1400.00	900.00	aluminium, single glazed (U-value: ≤ 7.5 , SHGC: 0.74 - 0.90)	eave 600 mm, 300 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: electric boosted solar.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER < 2.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER < 2.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER < 2.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER < 2.5		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
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 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

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.