

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1764484S

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, 13 September 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	1142 Pittwater Rd	
Street address	1142 PITTWATER Road COLLAROY 2097	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP111254	
Lot no.	6	
Section no.	13	
Project type	dwelling house (detached)	
No. of bedrooms	6	
Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 72	Target 72
Materials	✔ -64	Target n/a

Certificate Prepared by
Name / Company Name: FRYS BUILDING CONSULTANCY PTY LTD
ABN (if applicable): 64631418543

Description of project

Project address

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Site details

Site area (m ²)	551
Roof area (m ²)	267
Conditioned floor area (m ²)	329.9
Unconditioned floor area (m ²)	21.36
Total area of garden and lawn (m ²)	203
Roof area of the existing dwelling (m ²)	0

Assessor details and thermal loads

Assessor number	DMN/12/1441
Certificate number	0009655796-01
Climate zone	56
Area adjusted cooling load (MJ/m ² .year)	13
Area adjusted heating load (MJ/m ² .year)	17

Project score

Water	✓ 42	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 72	Target 72
Materials	✓ -64	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 213.26 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 development 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 Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") 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 Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor 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 Assessor Certificate, 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 Assessor Certificate, 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 show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
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	Insulation
floor - concrete slab on ground, conventional slab.	171.3	none
floor - suspended floor above open subfloor, concrete - suspended; frame: no frame.	8.3	fibreglass batts or roll
floor - above habitable rooms or mezzanine, concrete - suspended; frame: no frame..	155.9	fibreglass batts or roll
floor - suspended floor above garage, concrete - suspended; frame: no frame.	21.3	fibreglass batts or roll
garage floor - concrete slab on ground.	53.14	none
external wall: cavity brick; frame: no frame.	105.9	foil-foam composite board+ foil/sarking
external wall: brick veneer; frame: timber - untreated softwood.	124.1	fibreglass batts or roll
external garage wall: cavity brick; frame: no frame.	0.5	none
internal wall: single skin masonry; frame: no frame.	89.5	none
internal wall: plasterboard; frame: timber - untreated softwood.	194.3	none
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.	266.58	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitmentsShow on
DA plansShow on CC/CDC
plans & specsCertifier
check**Glazing**

The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.

**Frames****Maximum area - m2**

aluminium

98.9

timber

0

uPVC

0

steel

0

composite

0

Glazing**Maximum area - m2**

single

21.8

double

77.1

triple


0


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 6 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: 3-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: 3-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: 3-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: 3-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: natural ventilation only, or no laundry; Operation control: n/a</p>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>
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 the kitchen of the dwelling for natural lighting.	✓	✓	✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 5 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 install a fixed outdoor 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.

Date 31/07/24 Job Number 24007 Amendment 2

REQUIRED CHANGES HIGHLIGHTED

Unit/Number	Lot	DP	Street	Suburb	Post Code	State
1142	6	111254	Pittwater Road	Collaroy	2097	NSW

Floors	Material	Added Insulation	To Cantilever/Suspended Floor Coverings
Ground	Slab on Ground	R2.0 Insulation	Throughout
1st Floor	Suspended concrete		R2.0 Insulation

Walls	Colour	External Material	Insulation	Internal Material	Internal Insulated
Ground	Default	Cavity Brick	R0.9 Foil Board	Single Brick	
1st Floor	Default	Brick Veneer Timber frame	R2.5, Non Reflective Wrap	Plaster Timber 90mm	

Ceilings	Material	Insulation to Roof Above	Roof	Insulation	Material	Colour	Ventilated
Ground	Plaster Timber Frame	R6.0	Ground	Anticon 50mm (R1.3)	Metal	Default	No
1st Floor	Plaster Timber Frame	R6.0	1st Floor	Anticon 50mm (R1.3)	Metal	Default	No

Glazing	Supplier	Glazing Type Required	Location(s) of Glazing Required
	AWS	Standard Single Clear Low-e Double Glaze	All Wet Areas & Louvre windows Throughout excluding wet areas & Louvre windows

Please Refer to the NatHERS (or BASIX) Certificate for all external glazing. To comply you must use glazing with the same opening and frame type, the U value must be the same or lower and have an SHGC value within the range given. THE BELOW GLAZING NOMINATIONS ARE AN INDICATION ONLY PLEASE REFERENCE THE CERTIFICATE(S).

Ceiling Fans	Location	Fan Size
	Upper Living	1200mm

Water	Landscape Area	Low Water Area	Rain Water Tank, connected to.	Roof Area to Tank	Recycled Water, connected to.
	202.66 m2	m2	2,000L Garden, Laundry	80% of Roof	No

Showerheads	Toilets	Kitchen Taps	Bathroom Taps	Swimming Pool
4 Star > 6 but less < or = 7.5 litres per minute	4 Star	4 Star	4 Star	No

Energy	Hot Water	Rating	Air Conditioning	Other
	Gas Instantaneous	6 Star	Cooling 3.0 - 3.5 EER - Heating 3.0 - 3.5 EER 3 Phase	Air Conditioning Zoned

Solar Photovoltaic System	Orientation 1	Orientation 2	Cooking
No			Gas Cooktop/ Electric Oven

Ventilation	Laundry	Bathroom	Kitchen
	Natural Ventilation- external window	Ducted	Ducted

Notes

The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated. All new residential buildings must be constructed in accordance with Building BCA Part 3. 12. 1, Build Sealing BCA Part 3. 12. 3. Insulation must be installed in accordance with AS3995.