

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1219892S

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: Thursday, 05 August 2021

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



Planning,
Industry &
Environment

Project summary

Project name	PLAY FAIR RD. BLOCK A
Street address	17/A PLAYFAIR Road NORTH CURL CURL 2099
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited DP 13900
Lot no.	24
Section no.	-
Project type	separate dwelling house
No. of bedrooms	4

Project score

Water	✓ 59	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by

Name / Company Name: Milan Busina

ABN (if applicable): N/A

Description of project

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Site details

Site area (m ²)	459
Roof area (m ²)	194
Conditioned floor area (m2)	182.0
Unconditioned floor area (m2)	14.2
Total area of garden and lawn (m2)	108

Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m ² .year)	n/a
Area adjusted heating load (MJ/m ² .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

Project score

Water	✓ 59	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	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 60 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 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 6000 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 135 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"> all toilets in the development 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.) a tap that is located within 10 metres of the swimming pool in the development 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Swimming pool			
The swimming pool must not have a volume greater than 16 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
floor - suspended floor above garage, concrete	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
external wall - brick veneer	1.86 (or 2.40 including construction)	
internal wall shared with garage - single skin masonry	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.45 (up), roof: foil backed blanket (100 mm)	gable end vents; medium (solar absorptance 0.475-0.70)

Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
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.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed 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 window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear 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. 	✓	✓	✓ ✓
	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	2100	1700	aluminium, single, clear	solid overhang 4600 mm, 0 mm above head of window or glazed door	not overshadowed
W02	2100	1300	aluminium, single, clear	solid overhang 600 mm, 1000 mm above head of window or glazed door	not overshadowed
W03	1100	3000	aluminium, single, clear	solid overhang 1600 mm, 750 mm above head of window or glazed door	2-4 m high, 2-5 m away
W04	1500	2600	aluminium, single, clear	solid overhang 470 mm, 450 mm above head of window or glazed door	2-4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	1500	1800	aluminium, single, clear	solid overhang 350 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away
W06	1300	900	aluminium, single, clear	solid overhang 350 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away
W07	2100	2100	aluminium, single, clear	solid overhang 1400 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W08	1200	3000	aluminium, single, clear	none	2-4 m high, 2-5 m away
W09	1500	1800	aluminium, single, clear	none	2-4 m high, 2-5 m away
W10	2100	1600	aluminium, single, clear	solid overhang 1800 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away
W11	2100	3000	aluminium, single, clear	solid overhang 1800 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away
East facing					
W12	1900	2400	aluminium, single, clear	none	not overshadowed
W13	2400	3800	aluminium, single, clear	solid overhang 2900 mm, 370 mm above head of window or glazed door	not overshadowed
South facing					
W14	600	3900	aluminium, single, clear	none	>4 m high, <2 m away
W15	2000	2800	aluminium, single, clear	none	>4 m high, <2 m away
W16	1200	2800	aluminium, single, clear	solid overhang 300 mm, 570 mm above head of window or glazed door	>4 m high, <2 m away
West facing					
W17	2100	2300	aluminium, single, clear	solid overhang 2600 mm, 0 mm above head of window or glazed door	not overshadowed


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W18	2100	2300	aluminium, single, clear	solid overhang 2600 mm, 0 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: gas instantaneous.	✓	✓	✓
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 > 4.0		✓	✓
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 > 4.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 5 Star		✓	✓
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 > 4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a 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 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 5 of the bedrooms / study; dedicated at least 3 of the living / dining rooms; dedicated the kitchen; dedicated 		✓ ✓ ✓	✓ ✓ ✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> all bathrooms/toilets; dedicated 		✓	✓
<ul style="list-style-type: none"> the laundry; dedicated 		✓	✓
<ul style="list-style-type: none"> all hallways; dedicated 		✓	✓
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 development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must install a gas cooktop & gas 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.		✓	

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.