

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A367058_03

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: Tuesday, 28, January 2020

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



Planning,
Industry &
Environment

Description of project

Project address	
Project name	35 Lodge Street, Balgowlah - Games R_03
Street address	35 Lodge Street Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 6154
Lot number	22
Section number	2
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

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

Name / Company Name: Playoustchurcher Architects

ABN (if applicable): 43709527294

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	✓

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			
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)			
flat ceiling, flat roof: framed	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 standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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.</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>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>							✓	✓	✓																														
<p>Windows and glazed doors glazing requirements</p> <table><tr><th rowspan="2">Window / door no.</th><th rowspan="2">Orientation</th><th rowspan="2">Area of glass inc. frame (m2)</th><th colspan="2">Overshadowing</th><th rowspan="2">Shading device</th><th rowspan="2">Frame and glass type</th></tr><tr><th>Height (m)</th><th>Distance (m)</th></tr><tr><td>W1</td><td>E</td><td>0.89</td><td>1.44</td><td>1.81</td><td>none</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W2</td><td>N</td><td>4.15</td><td>1.44</td><td>1.18</td><td>none</td><td>standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td></tr><tr><td>W3</td><td>E</td><td>6.14</td><td>1.85</td><td>0.95</td><td>none</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr></table>							Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type	Height (m)	Distance (m)	W1	E	0.89	1.44	1.81	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W2	N	4.15	1.44	1.18	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	W3	E	6.14	1.85	0.95	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		✓	✓
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Skylights																																							
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓																														

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
The following requirements must also be satisfied in relation to each skylight:						
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.						
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	2.04	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S2	2.04	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S3	2.04	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S4	2.04	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			

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.