

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number: A377470

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](http://www.basix.nsw.gov.au)

Secretary

Date of issue: Friday, 15, May 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	Bruzzano
Street address	12 Nolan Place Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 758044
Lot number	26
Section number	28
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: Rapid Plans

ABN (if applicable): 43150064592

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 926 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 rainwater runoff from at least 268.67 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
<b>Outdoor swimming pool</b>			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 31.5 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
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.		✓	✓
<b>Fixtures</b>			
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
<b>Insulation requirements</b>					
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 2m <sup>2</sup> , 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				
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)				
suspended floor above garage: framed (R0.7).	nil				
floor above existing dwelling or building.	nil				
external wall: cavity brick	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
internal wall shared with garage: plasterboard (R0.36)	nil				
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	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>							<div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div>
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)					
W1	SW	1.35	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W2	NE	0.18	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3	NE	0.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W4	SE	0.76	0	0	none	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)					
W5	SE	0.76	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W6	SW	4.86	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W7	NW	0.9	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W8	NW	1.17	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W9	NE	1.8	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W10	NE	1.8	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W11	NE	1.8	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W12	NE	1.8	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W13	NE	1.8	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W14	SE	3.75	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W15	SE	3.6	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W16	SE	1.8	0	0	eave/verandah/ pergola/balcony ≥600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W17	SE	1.8	0	0	eave/verandah/ pergola/balcony ≥600 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)					
W18	SW	0.48	0	0	eave/verandah/pergola/balcony ≥900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W20	NW	0.58	0	0	eave/verandah/pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W21	NW	0.58	0	0	eave/verandah/pergola/balcony ≥600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W22	SW	1.26	0	0	eave/verandah/pergola/balcony ≥900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W23	NE	1.26	0	0	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W24	NE	2.52	0	0	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W25	SE	1.62	0	0	eave/verandah/pergola/balcony ≥600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W26	SE	0.48	0	0	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W27	SE	1.72	0	0	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D1	NE	12	0	0	eave/verandah/pergola/balcony ≥900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D16	NE	11.52	0	0	eave/verandah/pergola/balcony ≥900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D17	NW	6.6	0	0	eave/verandah/pergola/balcony ≥900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D21	NE	5.04	0	0	eave/verandah/pergola/balcony ≥750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

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)					
D22	NE	8.82	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D23	SW	5.04	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D24	SW	5.04	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓
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.									
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.									
<b>Skylights glazing requirements</b>									
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type					
S1	0.4	external fixed awning or blind		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S2	4.1	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S3	1.15	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.