

BASIX[®]Certificate

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

Multi Dwelling




Certificate number: 1083495M

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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This proposal has been the subject of an Alternative Assessment as a large boarding house by the Department. The schedule below contains additional commitments resulting from this assessment, shown at the end of the Certificate.

Secretary
Date of issue: Monday, 23 March 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Boarding house@ 691 Pittwater Rd, Dee Why	
Street address	691 Pittwater Road Dee Why 2099	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 166322	
Lot no.	1	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	64	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	 46	Target 40
Thermal Comfort		concessionTarget Pass
Energy	 31	Target 25

Certificate Prepared by
Name / Company Name: Outsource Ideas P/I
ABN (if applicable): 12 130 092 661

Description of project

Project address

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Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	64
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m²)	650
Roof area (m²)	445
Non-residential floor area (m²)	956.45
Residential car spaces	0
Non-residential car spaces	0

Common area landscape

Common area lawn (m²)	80.0
Common area garden (m²)	0.0
Area of indigenous or low water use species (m²)	0.0

Assessor details

Assessor number	20901
Certificate number	-
Climate zone	56

Project score

Water	✓ 46	Target 40
Thermal Comfort	✓	concessionTarget Pass
Energy	✓ 31	Target 25

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Boarding House, 64 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	1	24.94	0.0	0.0	0.0
5	1	19.34	0.0	0.0	0.0
9	1	19.17	0.0	0.0	0.0
13	1	24.93	0.0	0.0	0.0
17	1	19.34	0.0	0.0	0.0
21	1	19.17	0.0	0.0	0.0
25	1	19.17	0.0	0.0	0.0
29	1	29.29	0.0	0.0	0.0
33	1	19.17	0.0	0.0	0.0
37	1	19.17	0.0	0.0	0.0
41	1	15.72	0.0	0.0	0.0
45	1	19.16	0.0	0.0	0.0
49	1	19.16	0.0	0.0	0.0
53	1	15.72	0.0	0.0	0.0
57	1	19.16	0.0	0.0	0.0
61	1	19.16	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
2	1	19.17	0.0	0.0	0.0
6	1	29.27	0.0	0.0	0.0
10	1	19.17	0.0	0.0	0.0
14	1	19.17	0.0	0.0	0.0
18	1	29.09	0.0	0.0	0.0
22	1	19.17	0.0	0.0	0.0
26	1	19.17	0.0	0.0	0.0
30	1	24.94	0.0	0.0	0.0
34	1	19.34	0.0	0.0	0.0
38	1	19.17	0.0	0.0	0.0
42	1	24.94	0.0	0.0	0.0
46	1	19.34	0.0	0.0	0.0
50	1	19.16	0.0	0.0	0.0
54	1	24.94	0.0	0.0	0.0
58	1	19.34	0.0	0.0	0.0
62	1	19.16	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
3	1	19.17	0.0	0.0	0.0
7	1	24.94	0.0	0.0	0.0
11	1	19.17	0.0	0.0	0.0
15	1	19.17	0.0	0.0	0.0
19	1	24.94	0.0	0.0	0.0
23	1	19.34	0.0	0.0	0.0
27	1	19.17	0.0	0.0	0.0
31	1	19.17	0.0	0.0	0.0
35	1	24.94	0.0	0.0	0.0
39	1	19.34	0.0	0.0	0.0
43	1	19.16	0.0	0.0	0.0
47	1	24.93	0.0	0.0	0.0
51	1	19.34	0.0	0.0	0.0
55	1	19.16	0.0	0.0	0.0
59	1	24.94	0.0	0.0	0.0
63	1	19.34	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
4	1	19.17	0.0	0.0	0.0
8	1	19.17	0.0	0.0	0.0
12	1	29.27	0.0	0.0	0.0
16	1	19.17	0.0	0.0	0.0
20	1	19.17	0.0	0.0	0.0
24	1	24.94	0.0	0.0	0.0
28	1	19.34	0.0	0.0	0.0
32	1	19.17	0.0	0.0	0.0
36	1	19.17	0.0	0.0	0.0
40	1	15.72	0.0	0.0	0.0
44	1	19.16	0.0	0.0	0.0
48	1	19.16	0.0	0.0	0.0
52	1	15.72	0.0	0.0	0.0
56	1	19.16	0.0	0.0	0.0
60	1	19.16	0.0	0.0	0.0
64	1	20.06	0.0	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Boarding House

Common area	Floor area (m²)
Lift car (No.1)	-
Bulky storage	27.8
Services Hydrant Pump	14.13
Cleaners room	2.99
Hallway/lobby Level-2	25.0
Hallway/lobby Level-5	55.86
Common Hallway/lobby Level-1	30.0

Common area	Floor area (m²)
Lift car (No.2)	-
Communal room	66.62
Services	8.78
Ground floor common lobby	7.97
Hallway/lobby Level-3	55.86
Hallway/lobby Level-6	55.86
Common Hallway/lobby Level-2	30.0

Common area	Floor area (m²)
Waste room	28.45
Services Meter	8.0
Services	6.81
Hallway/lobby Level-1	25.0
Hallway/lobby Level-4	55.86
Hallway/lobby Level-7	42.47

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Boarding House

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

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.

1. Commitments for Residential flat buildings - Boarding House

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	2 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 4 star	individual fan, ducted to façade or roof	interlocked to light	individual fan, not ducted	manual switch on/off	natural ventilation only, or no laundry	-

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	-	1-phase airconditioning EER < 2.5	-	1-phase airconditioning EER < 2.5	1	1	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	4 star	-	2 star	no	no

(iii) Thermal Comfort									Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) This development was subject to an alternative assessment as a large boarding house. As such, the thermal comfort performance was not examined as part of the BASIX assessment, but must be examined at a later stage of the planning approval process - see the Alternative Assessment commitments at the end of this certificate.											

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	not specified

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Waste room	ventilation exhaust only	-	fluorescent	motion sensors	No
Bulky storage	no mechanical ventilation	-	fluorescent	motion sensors	No
Communal room	air conditioning system	time clock or BMS controlled	fluorescent	daylight sensor and motion sensor	No
Services Meter	no mechanical ventilation	-	fluorescent	motion sensors	No
Services Hydrant Pump	no mechanical ventilation	-	fluorescent	motion sensors	No
Services	no mechanical ventilation	-	fluorescent	motion sensors	No
Services	no mechanical ventilation	-	fluorescent	motion sensors	No
Cleaners room	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Ground floor common lobby	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-1	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-2	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-3	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-4	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-5	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-6	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level-7	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No
Common Hallway/lobby Level-1	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Common Hallway/lobby Level-2	no mechanical ventilation	-	fluorescent	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 8
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 8

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	not specified

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 5.0 peak kW

Alternative Assessment

Water commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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Alternative Assessment

Thermal Comfort commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The development will be a Class 3 building. The applicant must include in the documentation accompanying the application for a construction certificate (or complying development certificate, if applicable), a report demonstrating that the development will meet Section J of the National Construction Code – Volume 1.	✓	✓	✓

Alternative Assessment

Energy commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. 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).
2. 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.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).