

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1204405S_04

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

This certificate is a revision of certificate number 1204405S lodged with the consent authority or certifier on with application DA2021/1140.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Monday, 11 December 2023

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



Project summary		
Project name	72 Carrington Pde - Amended DA_04	
Street address	72 CARRINGTON PARADE CURL CURL 2096	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan 366860	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by
Name / Company Name: Breakspear Architects Pty Ltd
ABN (if applicable): 81601670991

Description of project

Project address

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Site details

Site area (m ²)	281
Roof area (m ²)	90
Conditioned floor area (m ²)	285.0
Unconditioned floor area (m ²)	8.1
Total area of garden and lawn (m ²)	74
Roof area of the existing dwelling (m ²)	0

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	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 50	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 74 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 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 90 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"> 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 Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
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, 107 square metres	nil	
floor - above habitable rooms or mezzanine, 167 square metres, concrete	nil	
floor - suspended floor above garage, concrete	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / flat roof, concrete/plasterboard internal	ceiling: 4.5 (up), roof: foil/sarking	concrete/plasterboard internal; 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.

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
D04	1700.00	895.00	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 340 mm, 225 mm above head of window or glazed door	not overshadowed
W04	1150.00	1200.00	U-value: 4.3, SHGC: 0.423 - 0.517 (aluminium, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed
W06	2100.00	1950.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	solid overhang 910 mm, 0 mm above head of window or glazed door	not overshadowed
W07	2100.00	1950.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	solid overhang 520 mm, 0 mm above head of window or glazed door	not overshadowed
W08	1100.00	1385.00	U-value: 4.3, SHGC: 0.423 - 0.517 (aluminium, double (air), Hi-Tsol Low-e/clear)	solid overhang 1515 mm, 0 mm above head of window or glazed door	not overshadowed
W09	1700.00	680.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	eave 285 mm, 225 mm above head of window or glazed door	not overshadowed
W18	2700.00	2710.00	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 785 mm, 225 mm above head of window or glazed door	not overshadowed
W19	1700.00	850.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	eave 285 mm, 225 mm above head of window or glazed door	not overshadowed
W20	750.00	4500.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed
W24	1950.00	1110.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	eave 285 mm, 225 mm above head of window or glazed door	not overshadowed
W25	1950.00	600.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	eave 285 mm, 225 mm above head of window or glazed door	not overshadowed
North-East facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W16 NE	2770.00	2250.00	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 685 mm, 225 mm above head of window or glazed door	not overshadowed
East facing					
W01	1500.00	5300.00	aluminium, double (air), clear	eave 130 mm, 0 mm above head of window or glazed door	not overshadowed
W03	2200.00	245.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed
W16	2770.00	4500.00	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 570 mm, 225 mm above head of window or glazed door	not overshadowed
South-East facing					
W16 SE	2770.00	2250.00	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 500 mm, 225 mm above head of window or glazed door	not overshadowed
South facing					
D03	1900.00	900.00	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	none	>4 m high, <2 m away
W11	1900.00	900.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	none	>4 m high, <2 m away
W12	1900.00	900.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	none	>4 m high, <2 m away
W13	1900.00	900.00	U-value: 4.3, SHGC: 0.477 - 0.583 (aluminium, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed
West facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
D09	1900.00	900.00	timber/UPVC/fibreglass, double (air), clear	eave 575 mm, 0 mm above head of window or glazed door	not overshadowed
North-West facing					
W05	2650.00	1000.00	aluminium, double (air), clear	eave 600 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 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 3.5 - 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
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 hydronic system; Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas hydronic system; Energy rating: n/a		✓	✓
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: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p>		<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
Artificial lighting			
<p>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:</p> <ul style="list-style-type: none"> at least 3 of the bedrooms / study; dedicated 		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • at least 2 of the living / dining rooms; dedicated • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		<p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p>
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.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 0.3 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed indoor or sheltered 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.