

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1039627S_02

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 1039627S lodged with the consent authority or certifier on 26 August 2019 with application Mod2019/0409.

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 Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Thursday, 19 November 2020

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



Planning,
Industry &
Environment

Project summary

Project name	2 Tourmaline St (DA Modification)_02
Street address	2 Tourmaline Street Narrabeen 2101
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 377414
Lot no.	B
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

Project score

Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

Certificate Prepared by

Name / Company Name: Micris Design Pty Ltd

ABN (if applicable): 52166401976

Description of project

Project address

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Site details

Site area (m ²)	569
Roof area (m ²)	239
Conditioned floor area (m2)	288.76
Unconditioned floor area (m2)	20.78
Total area of garden and lawn (m2)	199

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

Project score

Water	 42	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
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 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 129.72 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 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
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 - suspended floor above enclosed subfloor, concrete	1.20 (or 1.8 including construction) (down)	
floor - suspended floor above garage, concrete	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
internal wall shared with garage - single skin masonry	nil	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 5 (up), roof: foil backed blanket (100 mm)	framed; dark (solar absorptance > 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) clearFor other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.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.	✓ ✓	 ✓ ✓ ✓ ✓ ✓	✓ ✓

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.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
 - Aluminium single clear
 - Aluminium double (air) clear
 - Timber/uPVC/fibreglass single clear
 - Timber/uPVC/fibreglass double (air) clear
- For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
- Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
- Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.
- 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					
W03 - living	2400	2600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed




















North facing

W03 - living	2400	2600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W11 - living	2400	2180	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W12 - Sitting	3200	6300	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W08 - kit	1200	2500	aluminium, single, clear	eave 120 mm, 760 mm above head of window or glazed door	not overshadowed
W04 - Ens	600	2400	aluminium, single, clear	eave 755 mm, 760 mm above head of window or glazed door	not overshadowed
W05 - Ens	600	1000	aluminium, single, clear	eave 755 mm, 760 mm above head of window or glazed door	not overshadowed
East facing					
W11 - living	2400	1100	aluminium, single, clear	solid overhang 2230 mm, 400 mm above head of window or glazed door	not overshadowed
W11 - living	2400	1100	aluminium, single, clear	solid overhang 2230 mm, 400 mm above head of window or glazed door	not overshadowed
D06 - living	2400	8020	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	solid overhang 2230 mm, 400 mm above head of window or glazed door	not overshadowed
D12 - Sitting	2400	8748	aluminium, single, clear	pergola (adjustable battens) 5010 mm, 0 mm above head of window or glazed door	not overshadowed
W02 - Powder	600	600	aluminium, single, clear	none	not overshadowed
South facing					
W11 - living	2400	2180	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W16 - bed	600	1600	aluminium, single, clear	none	not overshadowed
W06 - bed	1200	600	aluminium, single, clear	eave 600 mm, 190 mm above head of window or glazed door	not overshadowed
W06 - bed	1200	600	aluminium, single, clear	eave 600 mm, 190 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
W07- sitting	600	2100	aluminium, single, clear	eave 600 mm, 190 mm above head of window or glazed door	not overshadowed
W07 - sitting	600	2100	aluminium, single, clear	eave 600 mm, 190 mm above head of window or glazed door	not overshadowed
West facing					
W17 - Garage	2400	3300	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	none	2-4 m high, 5-8 m away
W14 - Ens	600	1200	aluminium, single, clear	none	2-4 m high, 5-8 m away
W14 - Ens	600	1200	aluminium, single, clear	none	2-4 m high, 5-8 m away
W15 - Ens	600	490	aluminium, single, clear	none	2-4 m high, 5-8 m away
W15 - Ens	600	490	aluminium, single, clear	none	2-4 m high, 5-8 m away


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 5.5 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: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating 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 heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
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 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 		    	    
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 1 bathroom(s)/toilet(s) in the development for natural lighting.			
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.