

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 1749147S

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

Secretary

Date of issue: Monday, 27 May 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



| Project summary           |                                      |             |
|---------------------------|--------------------------------------|-------------|
| Project name              | 71 Pitt Rd, NORTH CURL CURL NSW 2099 |             |
| Street address            | 71 PITT Road NORTH CURL CURL 2099    |             |
| Local Government Area     | Northern Beaches Council             |             |
| Plan type and plan number | Deposited Plan DP1292851             |             |
| Lot no.                   | 1                                    |             |
| Section no.               | -                                    |             |
| Project type              | dwelling house (detached)            |             |
| No. of bedrooms           | 4                                    |             |
| Project score             |                                      |             |
| Water                     | ✓ 41                                 | Target 40   |
| Thermal Performance       | ✓ Pass                               | Target Pass |
| Energy                    | ✓ 97                                 | Target 72   |
| Materials                 | ✓ -46                                | Target n/a  |

| Certificate Prepared by                                 |
|---|
| Name / Company Name: ENVIROTECTURE PROJECTS PTY LIMITED |
| ABN (if applicable): 49078853577                        |

# Description of project

## Project address

|                           |                                      |
|---------------------------|--------------------------------------|
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| Section no.               | -                                    |

## Project type

|                 |                           |
|-----------------|---------------------------|
| Project type    | dwelling house (detached) |
| No. of bedrooms | 4                         |

## Site details

|  |        |
|--|--------|
| Site area (m <sup>2</sup> )                          | 675    |
| Roof area (m <sup>2</sup> )                          | 256    |
| Conditioned floor area (m <sup>2</sup> )             | 211.29 |
| Unconditioned floor area (m <sup>2</sup> )           | 14.81  |
| Total area of garden and lawn (m <sup>2</sup> )      | 331    |
| Roof area of the existing dwelling (m <sup>2</sup> ) | 0      |

## Assessor details and thermal loads

|  |             |
|--|-------------|
| Assessor number                                      | n/a         |
| Certificate number                                   | n/a         |
| Climate zone   | n/a         |
| Area adjusted cooling load (MJ/m <sup>2</sup> .year) | n/a         |
| Area adjusted heating load (MJ/m <sup>2</sup> .year) | n/a         |
| Name of Certified Passive House Designer             | Andy Marlow |

## Project score

|                     |        |             |
|---------------------|--------|-------------|
| Water               | ✔ 41   | Target 40   |
| Thermal Performance | ✔ Pass | Target Pass |
| Energy              | ✔ 97   | Target 72   |
| Materials           | ✔ -46  | Target n/a  |

## 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 |
|--|------------------|------------------------------|-----------------|
| <b>Fixtures</b>  |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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.   |                  | ✓                            |                 |
| <b>Alternative water</b>   |                  |                              |                 |
| <b>Rainwater tank</b>  |                  |                              |                 |
| The applicant must install a rainwater tank of at least 5000 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 255.9 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"> <li>all toilets in the development</li> <li>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.)</li> </ul> |                  | ✓<br>✓                       | ✓<br>✓          |
| <b>Swimming Pool</b>   |                  |                              |                 |
| The swimming pool must not have a volume greater than 27 kilolitres.   | ✓                | ✓                            |                 |

| Water Commitments                         | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| The swimming pool must have a pool cover. |                  | ✓                            |                 |
| The swimming pool must be outdoors.       | ✓                | ✓                            |                 |


| Thermal Performance and Materials commitments   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| <b>Passive House Standard</b>   |                  |                              |                 |
| The applicant must attach a report from the Passive House Planning Package (PHPP) software to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the report from the PHPP software to the application for an occupation certificate for the proposed development.   |                  |                              |                 |
| The report from the Passive House Planning Package (PHPP) software must be issued by the Certified Passive House Designer shown in this BASIX certificate.  |                  |                              |                 |
| The details of the proposed development on the report from the Passive House Planning Package (PHPP) software must be consistent with the details shown in this BASIX certificate.  |                  |                              |                 |
| The Verification section of the report from the PHPP software must show that the proposed development fulfils the space heating, space cooling and air tightness requirements.  |                  |                              |                 |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the report from the PHPP software requires to be shown on those plans. A written endorsement issued by the Certified Passive House Designer or Passive House Certifier shown in this BASIX certificate must be attached to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the report from the PHPP software, and all aspects of the proposed development which were used to calculate those specifications. | ✓                | ✓                            | ✓               |
| The applicant must construct the development in accordance with all thermal performance specifications set out in the report from the PHPP software, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.  |                  | ✓                            | ✓               |
| The applicant must attach results from an onsite blower door test of the proposed development conducted by a registered tester in accordance with the relevant technical standards. Results from onsite blower door test must show air tightness of not exceeding 0.6 air changes per hour at 50 Pascals pressure (ACH50).  |                  |                              | ✓               |


| Energy Commitments  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| <b>Hot water</b>  |                  |                              |                 |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 21 to 25 STCs or better.                  | ✓                | ✓                            | ✓               |
| <b>Cooling system</b>   |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone) |                  | ✓                            | ✓               |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)     |                  | ✓                            | ✓               |
| <b>Heating system</b>   |                  |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone) |                  | ✓                            | ✓               |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)     |                  | ✓                            | ✓               |
| <b>Ventilation</b>  |                  |                              |                 |
| The applicant must install a mechanical ventilation with heat recovery (MVHR) system in the development.  |                  | ✓                            | ✓               |
| <b>Artificial lighting</b>  |                  |                              |                 |
| The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.  |                  | ✓                            | ✓               |
| <b>Natural lighting</b>   |                  |                              |                 |
| 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.   | ✓                | ✓                            | ✓               |
| <b>Swimming pool</b>  |                  |                              |                 |


| Energy Commitments   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): electric heat pump  |                  | ✓                            |                 |
| The applicant must install a pump for the swimming pool in the development.  |                  | ✓                            |                 |
| The applicant must install a timer for the swimming pool pump in the development.  |                  | ✓                            |                 |
| <b>Alternative energy</b>  |                  |                              |                 |
| The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.  | ✓                | ✓                            | ✓               |
| The photovoltaic system must consist of: <ul style="list-style-type: none"> <li>• photovoltaic collectors with the capacity to generate at least 6.6 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing west</li> </ul> | ✓                | ✓                            | ✓               |
| <b>Other</b>   |                  |                              |                 |
| The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.  |                  | ✓                            |                 |
| 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.