

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1226195S

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

Secretary

Date of issue: Sunday, 21 November 2021

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



Planning,
Industry &
Environment

Project summary

Project name	LUCHETTI HOUSE
Street address	28 Inglebar Avenue Allambie Heights 2100
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 245112
Lot no.	3
Section no.	-
Project type	separate dwelling house
No. of bedrooms	5

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 61	Target 50

Certificate Prepared by

Name / Company Name: liz cooper

ABN (if applicable): N/A

Description of project

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Site details

Site area (m ²)	847
Roof area (m ²)	322
Conditioned floor area (m2)	288.1
Unconditioned floor area (m2)	68.7
Total area of garden and lawn (m2)	393

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	✓ 61	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 180 square metres of the site.	✓	✓	
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 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 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 119.5 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: - 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.) - a tap that is located within 10 metres of the swimming pool in the development		✓ ✓	✓ ✓
Swimming pool			
The swimming pool must not have a volume greater than 38 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.	✓	✓	
Hot water recirculation or diversion system			
The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the development.		✓	✓

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 - concrete slab on ground	nil	
floor - suspended floor above garage, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 0.7 (up), roof: foil backed blanket (100 mm)	gable end vents; light (solar absorptance < 0.475)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• 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.	✓	✓	✓
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 - 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					
W06	1490	610	aluminium, single, clear	eave 500 mm, 970 mm above head of window or glazed door	not overshadowed
W08	2700	3685	aluminium, single, clear	solid overhang 1005 mm, 10 mm above head of window or glazed door	not overshadowed
W10	2700	3685	aluminium, single, clear	solid overhang 1005 mm, 10 mm above head of window or glazed door	not overshadowed
W29	2300	1220	aluminium, single, clear	solid overhang 3805 mm, 10 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
W30	2300	1180	aluminium, single, clear	solid overhang 3805 mm, 10 mm above head of window or glazed door	not overshadowed
W31	2300	1220	aluminium, single, clear	solid overhang 3805 mm, 10 mm above head of window or glazed door	not overshadowed
East facing					
W09	2700	3685	aluminium, single, clear	solid overhang 5565 mm, 10 mm above head of window or glazed door	not overshadowed
W11	640	1810	aluminium, single, clear	eave 500 mm, 1160 mm above head of window or glazed door	not overshadowed
W12	640	1810	aluminium, single, clear	eave 500 mm, 1160 mm above head of window or glazed door	1-2 m high, <1.5 m away
W13	2400	3450	aluminium, single, clear	eave 500 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away
W15	3430	950	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	2-4 m high, 5-8 m away
W16	1180	610	aluminium, single, clear	eave 500 mm, 2750 mm above head of window or glazed door	2-4 m high, 5-8 m away
W17	640	1810	aluminium, single, clear	eave 1370 mm, 380 mm above head of window or glazed door	not overshadowed
W32	640	1810	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W33	1180	3450	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	1-2 m high, <1.5 m away
W34	1180	610	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W35	1180	610	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
South facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W18	2400	610	aluminium, single, clear	solid overhang 1960 mm, 300 mm above head of window or glazed door	not overshadowed
W19	2400	1180	aluminium, single, clear	solid overhang 1960 mm, 300 mm above head of window or glazed door	not overshadowed
W20	2400	610	aluminium, single, clear	solid overhang 1960 mm, 300 mm above head of window or glazed door	not overshadowed
W21	2400	295	aluminium, single, clear	solid overhang 2660 mm, 300 mm above head of window or glazed door	not overshadowed
W22	2400	1000	aluminium, single, clear	solid overhang 2660 mm, 300 mm above head of window or glazed door	not overshadowed
W23	2400	295	aluminium, single, clear	solid overhang 2660 mm, 300 mm above head of window or glazed door	not overshadowed
W36	1180	3450	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W38	1180	3450	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W14	2400	610	aluminium, single, clear	eave 500 mm, 250 mm above head of window or glazed door	not overshadowed
W05	2400	610	aluminium, single, clear	eave 500 mm, 250 mm above head of window or glazed door	not overshadowed
West facing					
W01	2400	900	aluminium, single, clear	eave 1405 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away
W02	1180	1210	aluminium, single, clear	eave 1975 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away
W03	1180	1210	aluminium, single, clear	eave 1975 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W04	2400	900	aluminium, single, clear	eave 1975 mm, 250 mm above head of window or glazed door	2-4 m high, 2-5 m away
W07	2400	610	aluminium, single, clear	eave 100 mm, 330 mm above head of window or glazed door	>4 m high, <2 m away
W24	640	1810	aluminium, single, clear	eave 500 mm, 440 mm above head of window or glazed door	not overshadowed
W25	1180	2030	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W26	1180	3450	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W27	640	1810	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W28	640	1810	aluminium, single, clear	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W37	1180	610	aluminium, single, clear	eave 500 mm, 150 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.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: 4 star (average zone)		✓	✓
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: 4 star (average zone)		✓	✓
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: wood heater; 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: 1-phase airconditioning; Energy rating: 4 star (average zone)		✓	✓
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.			✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer 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:			
• at least 6 of the bedrooms / study; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• 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 3 bathroom(s)/toilet(s) in the development for natural lighting.			
Swimming pool			
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): solar (gas boosted)			
The applicant must install a timer for the swimming pool pump in the development.			
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 2 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 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.