

BASIX[®] Certificate

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

Alterations and Additions

Certificate number: A118557_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 Alterations and Additions Definitions" dated 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A118557 lodged with the consent authority or certifier on 25 Jul 2011 with application DA2011/0937.

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 Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director-General

Date of issue: Saturday, 26, September 2015

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



Description of project

Project address	
Project name	Mr. and Mrs. Baxter_02
Street address	8 Everton Road Belrose 2085
Local Government Area	Warringah Council
Plan type and number	Deposited Plan 222330
Lot number	30
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: W & B Consulting Pty Ltd

ABN (if applicable): 32 001 864 955

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction

Show on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
Check

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

✓

✓

✓

Glazing requirements

Show on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

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

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	E	0.55	0	0	projection/height above sill ratio ≥ 0.23	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W2	N	2.375	0	0	eave/verandah/pergola/balcony ≥ 900 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W3	W	0.88	0	0	projection/height above sill ratio	improved aluminium, toned/air gap/clear,

Glazing requirements

Show on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
					>=0.23	(U-value: 4.09, SHGC: 0.47)
W3	W	0.88	0	0	projection/height above sill ratio >=0.23	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W7	S	3.12	0	0	none	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W7	E	0.627	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W10	N	0.688	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W10	W	0.688	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W10	E	0.688	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W10	E	0.688	0	0	pergola (adjustable shade) >=900 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W19	W	0.88	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W19	W	0.77	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W15	W	0.77	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W15	S	2.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W15	S	3.12	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W15	S	3.12	0	0	eave/verandah/pergola/balcony	improved aluminium, toned/air gap/clear,

Glazing requirements

Show on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
					>=600 mm	(U-value: 4.09, SHGC: 0.47)
W17	S	1.47	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W17	N	1.875	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W19	E	0.88	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
D03	N	5.4	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
D03	S	0.5	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)
W8	E	0.63	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)

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 & 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 for the development may be issued.