

Alterations and Additions

Certificate number: A254843

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

Director-General

Date of issue: Monday, 08, August 2016

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



Description of project

Project address	
Project name	CHAMBERS
Street address	44 Bynya Road Palm Beach 2108
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 14961
Lot number	127
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: Walter Barda Design
ABN (if applicable): 48 072 136 513

Fixtures and systems		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: gas instantaneous.		✓	✓	✓
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 Plans	Show on CC/CDC Plans & specs	Certifier 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		
concrete slab on ground floor.	nil			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)			
internal wall shared with garage: plasterboard (R0.36)	nil			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)		

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Glazing requirements								Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type				
			Height (m)	Distance (m)						
W0.04	S	0.4	4.25	2.3	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W0.05	S	0.4	3.15	2.3	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W0.06	S	0.4	3.75	2.3	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W0.07	S	0.4	2.65	2.3	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W1.01	N	1.96	8.5	2.8	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W1.02	N	1.96	8.5	2.8	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W1.03	W	0.42	0	0	external louvre/blind (adjustable)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)				
W1.04	N	4.97	9.5	2.4	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W1.05	E	0.42	0	0	external louvre/blind (adjustable)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)				
W1.06	E	0.48	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)				
W1.07	E	0.48	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)				
W2.01	N	0.96	5	2.8	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W2.02	N	0.96	5	2.8	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				

Glazing requirements										Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type						
			Height (m)	Distance (m)								
W2.03	W	1.1	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.04	N	4.6	6	1.9	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.05	E	1.1	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.06	N	0.73	5	2.8	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.07	N	0.73	5	2.8	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.08	N	1.68	5	2.8	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.09	E	0.96	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.10	S	1.68	0	0	eave/verandah/ pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.11	E	2.84	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.12	S	4.83	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.13	W	2.84	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.14	S	4.62	0	0	eave/verandah/ pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						
W2.15	S	4.62	0	0	eave/verandah/ pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)						

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
W2.16	W	13.65	Height (m)	Distance (m)	external louvre/blind (fixed)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D0.01	W	13.2	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D1.01	W	13.7	0	0	awning (adjustable) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D1.02	W	4.6	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D2.01	W	6.3	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D2.02	E	6.93	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D2.03	S	7.35	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D2.04	E	4.12	0	0	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:								✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.								✓	✓
Skylights glazing requirements									

Glazing requirements					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type				
S1	0.53	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				
S2	0.53	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				

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.