

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A202138_06

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 06/10/2017 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A202138_02 lodged with the consent authority or certifier on 17 Nov 2014 with application N0411/14.

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: Friday, 15, December 2017

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



**Planning &
Infrastructure**

Description of project

Project address	
Project name	Koch House_06
Street address	88 Elimatta Road Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 334723
Lot number	1
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: Site Specific Designs

ABN (if applicable): 28464402548

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 2m ² , 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)				
suspended floor above garage: concrete (R0.6).	nil				
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
internal wall shared with garage: single skin masonry (R0.18)	nil				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier 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 standard aluminium or timber frames and single clear or toned glass 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. 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. 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. Overshadowing buildings or 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 in the table below.							✓	✓	✓
								✓	✓
								✓	✓
								✓	✓
							✓	✓	✓
								✓	✓
								✓	✓
							✓	✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	NW	0.9	14	4.8	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	NE	5.98	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, 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)					
W3	SE	2.52	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	SE	0.41	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	SE	1.65	0.5	0.7	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	NW	0.9	8	6	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	NW	3.1	9.5	4.5	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	NW	2.74	0	0	eave/verandah/pergola/balcony ≥600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W9	NE	5.55	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	NE	8.87	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	NE	3.15	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	SE	1.54	0	0	eave/verandah/pergola/balcony ≥600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	SE	0.82	0	0	eave/verandah/pergola/balcony ≥600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	SE	2.17	0	0	eave/verandah/pergola/balcony ≥600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	SE	1.13	1	1.9	eave/verandah/pergola/balcony ≥600 mm	standard aluminium, single clear, (or U-value: 7.63, 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)					
W16	SE	2.17	1.5	1.9	eave/verandah/ pergola/ balcony ≥600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W17	SW	1.8	0.6	4	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	SW	12.53	1.5	4	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W19	SW	6.5	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W20	NW	1.18	2.5	4.5	eave/verandah/ pergola/ balcony ≥600 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W21	NW	0.79	2.5	4.5	eave/verandah/ pergola/ balcony ≥600 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
W22	NW	1.35	3	5.5	eave/verandah/ pergola/ balcony ≥600 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
W23	NE	7.4	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W24	NE	3.3	0	0	eave/verandah/ pergola/ balcony ≥600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
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.								✓	✓

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.						
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	1.8	external adjustable awning or blind	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S2	1.8	external fixed awning or blind	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S3	0.54	external adjustable awning or blind	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S4	0.54	external adjustable awning or blind	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

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.