

Single Dwelling

Certificate number: 1403977S

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: Wednesday, 06 September 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	12 Hillslope Road
Street address	12 Hillslope Road Newport 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited Plan 238659
Lot no.	2
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	1
Site details	
Site area (m²)	827
Roof area (m²)	21
Conditioned floor area (m2)	44.0
Unconditioned floor area (m2)	0.0
Total area of garden and lawn (m2)	446
Roof area (m2) of the existing dwelling	221
No. of bedrooms in the existing dwelling	3

Project summary		
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Section no.	-	
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No. of bedrooms	1	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 99	Target 50

Assessor details and thermal loads		
Assessor number	DMN/13/1491	
Certificate number	BSA19780	
Climate zone	56	
Area adjusted cooling load (MJ/m²·year)	26	
Area adjusted heating load (MJ/m²·year)	39	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 99	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 446 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 2000 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 75 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: all toilets in the development		✔	✔
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.)		✔	✔

Notes

All work to conform to current Building Code of Australia and NSW supplement and all current relevant AS codes.
All dimensions are in millimetres and figured dimensions take precedence over scaling.
Builder to verify all dimensions on site and seek instructions prior to proceeding if any discrepancies are found.
Footings and slabs to comply with current AS 2870 and accordance with accompanying structural engineering drawings.
Light and ventilation to comply with part F4 of the Building Code of Australia.

Refer to the BASIX certificate for energy, glazing and insulation requirements.

Smoke alarms to be installed in accordance with Australian building code and local fire regulations.
All positions of GPO's and switches to be confirmed on site prior to installation.
All positions of light fittings to be confirmed on site prior to installation.

Provide all windows, doors, glazing, shading devices, fixtures and fittings to comply with BASIX requirements.

Materials

New Timber framed post/floor/wall structure

New concrete

New Glazing

New Brickwork

New steelwork

New stairs to comply with BCA Part 11.2.1 and Part 11.2.2.
Openable windows to comply with BCA Part 11.3.7 and Part 11.3.8.
No slip resistant walking surfaces on stairway treads and landings near the edge of nosings.

Fire separation of secondary dwelling to existing house to comply with Part 9.2.1 of NCC. 'External walls of a class 1 building'.
Refer to the structural engineering drawings, and to the architectural building specification.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") 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 Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor 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 Assessor Certificate, 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 Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
Where there is an in-slab heating or cooling system, the applicant must install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, and underneath the slab if it is a suspended floor.	✔	✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔
Floor and wall construction		Area	
floor - concrete slab on ground		All or part of floor area square metres	

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: electric heat pump with a performance of more than 45 STCs.	✔	✔	✔
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✔	✔
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 1 of the bedrooms / study; dedicated - at least 1 of the living / dining rooms; dedicated - the kitchen;		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
- all bathrooms/toilets; - the laundry; - all hallways;		✔	✔
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 30 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 an induction 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.		✔	

Alterations and Additions for
Jana and Michael Kapr

12 Hillslope Road Newport NSW
Construction Certificate

Date : 03-10-24 Drawn: BH Scale: 1:100 UNO. A3

BASIX

Drawing:

Construction Certificate
Development Application

No. Issue

CC08

03-10-24
07-09-23

Date