

# BASIX™ Certificate

Building Sustainability Index

[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

## Single Dwelling

Certificate number: 1798795S

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.planningportal.nsw.gov.au/definitions](http://www.planningportal.nsw.gov.au/definitions)

Secretary

Date of issue: Friday, 06 June 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



### Project summary

Project name	ER1-T3928 106 Iluka Road
Street address	106 ILUKA Road PALM BEACH 2108
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP12979
Lot no.	13
Section no.	B
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	0

### Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 68	Target 68
Materials	✓ -65	Target n/a

### Certificate Prepared by

Name / Company Name: Green Choice Consulting

ABN (if applicable):

# Description of project

Project address	
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Lot no.	13
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Project type	
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	0
Site details	
Site area (m <sup>2</sup> )	618
Roof area (m <sup>2</sup> )	106
Conditioned floor area (m <sup>2</sup> )	45.9
Unconditioned floor area (m <sup>2</sup> )	10.8
Total area of garden and lawn (m <sup>2</sup> )	29
Roof area of the existing dwelling (m <sup>2</sup> )	247
Number of bedrooms in the existing dwelling	7

Assessor details and thermal loads		
NatHERS assessor number	n/a	
NatHERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m².year)	n/a	
Area adjusted heating load (MJ/ m².year)	n/a	
Project score		
Water	<div><div></div></div> 40	Target 40
Thermal Performance	<div><div></div></div> Pass	Target Pass
Energy	<div><div></div></div> 68	Target 68
Materials	<div><div></div></div> -65	Target n/a

## 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
<b>Landscape</b>			
The applicant must plant indigenous or low water use species of vegetation throughout 26.9 square metres of the site.	✓	✓	
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Do-it-yourself Method</b>			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m <sup>2</sup>	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	18.4	nil;not specified	nil	
floor - above habitable rooms or mezzanine, treated softwood; frame: light steel frame..	9.77	nil;fibreglass batts or roll	nil	
floor - suspended floor above garage, treated softwood; frame: light steel frame.	28.43	nil;fibreglass batts or roll	nil	

Construction	Area - m <sup>2</sup>	Additional insulation required	Options to address thermal bridging	Other specifications
garage floor - concrete slab on ground.	49.7	none	nil	
external wall: brick veneer; frame: light steel frame.	all external walls	2.94 (or 3.50 including construction) with one of the measures to address thermal bridging;fibreglass batts or roll + reflective foil in the cavity	<ul style="list-style-type: none"> <li>• Install reflective foil outside the frame to create a minimum 20 mm reflective airspace between frame and veneer, or</li> <li>• Install continuous insulation layer with at least R0.3 on the inside or outside of the frame</li> </ul>	wall colour: Medium (solar absorptance 0.48-0.7)
external garage wall: brick veneer; frame: light steel frame.	54.1	none + reflective foil in the cavity	nil	
internal wall shared with garage: plasterboard; frame: light steel frame.	16.4	nil;fibreglass batts or roll	nil	
internal wall: plasterboard; frame: light steel frame.	14.9	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles , light steel frame.	103.75	ceiling: 5 (up), roof: foil/sarking with one of the measures to address thermal bridging;ceiling: fibreglass batts or roll; roof: foil/sarking.	<ul style="list-style-type: none"> <li>• Install additional R0.5 (up) (or R5.5 (up) including the additional insulation), or</li> <li>• Install continuous ceiling insulation layer with at least R0.13 above or below the ceiling joists or the bottom chords of the trusses, or</li> <li>• Install two layers of insulation immediately on top of each other, with the top layer of at least R0.5 oriented to cover the ceiling joists or bottom chords of the trusses</li> </ul>	roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated
ceiling and roof - raked ceiling / pitched or skillion roof, framed - concrete tiles , light steel frame.	2.25	ceiling: 5 (up), roof: foil/sarking with the measure to address thermal bridging;ceiling: fibreglass batts or roll; roof: foil/sarking.	<ul style="list-style-type: none"> <li>• Install continuous insulation layer with at least R0.6 above or below the roof frame members</li> </ul>	roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated

Note	<ul style="list-style-type: none"> <li>• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.</li> </ul>
Note	<ul style="list-style-type: none"> <li>• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.</li> </ul>
Note	<ul style="list-style-type: none"> <li>• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</li> </ul>

Note • Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
<ul style="list-style-type: none"> <li>The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .</li> </ul>	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:	✓	✓	✓
<ul style="list-style-type: none"> <li>The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.</li> </ul>	✓	✓	✓
<ul style="list-style-type: none"> <li>Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</li> </ul>		✓	✓
<ul style="list-style-type: none"> <li>Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.</li> </ul>	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Skylight no.	Maximum area (m²)	Skylight specification	Shading device
S01	2.25	timber, double/argon fill clear (U: <=3.5, SHGC: 0.21 - 0.24)	no shading

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
Office	1400.00	750.00	timber, double glazed (U-value: <=3.0, SHGC: 0.40 - 0.49)	external louvre/vertical blind (adjustable)	not overshadowed



Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
Office	1400.00	750.00	timber, double glazed (U-value: $\leq 3.0$ , SHGC: 0.40 - 0.49)	external louvre/vertical blind (adjustable)	not overshadowed
<b>East facing</b>					
Office	2300.00	2500.00	timber, double glazed (U-value: $\leq 3.0$ , SHGC: 0.40 - 0.49)	external louvre/vertical blind (adjustable)	not overshadowed
Gym	1400.00	750.00	timber, double glazed (U-value: $\leq 3.0$ , SHGC: 0.40 - 0.49)	external louvre/vertical blind (adjustable)	not overshadowed
<b>West facing</b>					
Office	2300.00	2500.00	timber, double glazed (U-value: $\leq 3.0$ , SHGC: 0.40 - 0.49)	external louvre/vertical blind (adjustable)	not overshadowed
Gym	1400.00	750.00	timber, double glazed (U-value: $\leq 3.0$ , SHGC: 0.40 - 0.49)	external louvre/vertical blind (adjustable)	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
<b>Ventilation</b>			
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: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	

## 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.