

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Single Dwelling

Certificate number: 497671S

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 29/06/2009 published by the Department of Planning & Environment. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General

Date of issue: Tuesday, 11 March 2014

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



Project summary		
Project name	Hastings House	
Street address	23 Smith Street Bonny Hills 2445	
Local Government Area	Hastings Council	
Plan type and plan number	deposited 6464664	
Lot no.	654654	
Section no.	76	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	✓ 58	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 43	Target 40

Certificate Prepared by
Name / Company Name: Testing pty ltd
ABN (if applicable): 11 222 333 444

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# Description of project

Project address	
Project name	Singles Pipeclean 110314
Street address	89 York Street Sydney 2000
Local Government Area	Sydney City Council
Plan type and plan number	Deposited Plan 6464664
Lot no.	654654
Section no.	76
Project type	
Project type	separate dwelling house
No. of bedrooms	2
Site details	
Site area (m <sup>2</sup> )	1000
Roof area (m <sup>2</sup> )	600
Conditioned floor area (m2)	200
Unconditioned floor area (m2)	50
Total area of garden and lawn (m2)	200

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m <sup>2</sup> .year)	n/a	
Area adjusted heating load (MJ/m <sup>2</sup> .year)	n/a	
Other		
none	n/a	
Project score		
Water	✓ 58	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 43	Target 40

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## 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 40 square metres of the site.	✓	✓	
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but ≤ 6 L/min) 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 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.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 6000 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 400 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 configure the rainwater tank so that overflow is diverted to a stormwater tank.		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> <li>the cold water tap that supplies each clothes washer in the development</li> <li>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.)</li> </ul>		✓ ✓	✓ ✓
<b>Stormwater tank</b>			

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a stormwater tank with a capacity of at least 3000 litres on the site. This stormwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the stormwater tank to collect overflow from the rainwater tank.		✓	✓
<p>The applicant must configure the stormwater tank to collect runoff from:</p> <ul style="list-style-type: none"> <li>• at least 200 square metres of roof area of the development (excluding the area of the roof which drains to any rainwater tank or private dam)</li> <li>• at least 50 square metres of impervious areas</li> <li>• at least 200 square metres of garden and lawn</li> <li>• at least 20 square metres of planter box area</li> </ul>		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
<p>The applicant must connect the stormwater tank to:</p> <ul style="list-style-type: none"> <li>• all toilets in the development</li> </ul>		✓	✓
<b>Swimming pool</b>			
The swimming pool must not have a volume greater than 10 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be shaded.	✓	✓	
The swimming pool must be indoors.	✓	✓	
<b>Outdoor Spa</b>			
The spa must not have a volume greater than 3 kilolitres.	✓	✓	
The spa must have a spa cover.		✓	
The spa must be shaded.	✓	✓	

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## Thermal Comfort Commitments

Show on  
DA plans

Show on CC/CDC  
plans & specs

Certifier  
check

### Criteria

The applicant must construct the dwelling in accordance with the following specifications:

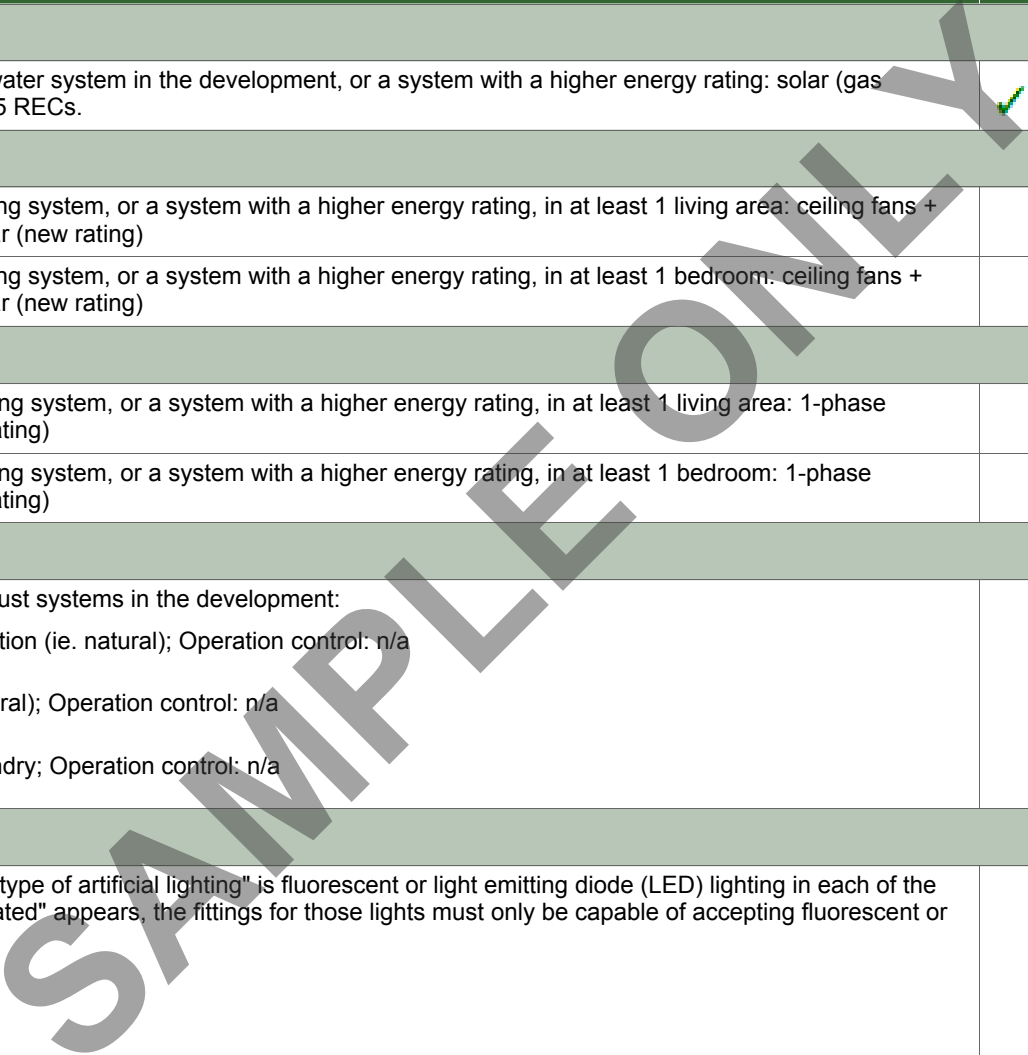
- the dwelling is a single storey dwelling;
- the dwelling has a slab on ground floor or, if the floor is suspended, the floor has insulation with an R-value of at least R1.0;
- walls are brick veneer, weatherboard or fibre cement;
- walls have insulation with an R-value of at least R1.5;
- all windows and glazed doors have eaves that project at least 600 millimetres (including gutter width);
- eaves are no more than 500 millimetres above window or glazed door heads;
- the total window and glazed door area is no more than 57.5 square metres;
- ceilings have insulation with an R-value of at least R2.5;
- the roof has sarking or two wind-driven ventilators with eave and/or roof vents.



**Note** Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

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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: solar (gas boosted) with a performance of more than 45 RECs.	✓	✓	✓
<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: ceiling fans + 1-phase airconditioning; Energy rating: 6 Star (new rating)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: 6 Star (new rating)		✓	✓
<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; Energy rating: 6 Star (new rating)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 6 Star (new rating)		✓	✓
<b>Ventilation</b>			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a</p> <p>Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<b>Artificial lighting</b>			
<p>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:</p> <ul style="list-style-type: none"> <li>• at least 2 of the bedrooms / study;</li> <li>• at least 1 of the living / dining rooms;</li> <li>• the kitchen;</li> </ul>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>



Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>• all bathrooms/toilets;</li> <li>• the laundry;</li> <li>• all hallways;</li> </ul>		<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> </ul>
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Swimming pool</b>			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar (gas boosted)		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
<b>Outdoor spa</b>			
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): solar (gas boosted)		✓	
The applicant must install a timer for the spa pump in the development.		✓	
<b>Alternative energy</b>			
The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & gas 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.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

## 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.

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