

# BASIX<sup>®</sup> Report

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



Project summary		
Project name	(Wijesker) Lot 2123 Cabarita Way, Jordan Springs	
Street address	Cabarita Way Jordan Springs 2474	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1168991	
Lot no.	2123	
Section no.	.	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	36	Target 35

# Description of project

## Project address

Project name	(Wijeskera) Lot 2123 Cabarita Way, Jordan Springs
Street address	n/a Cabarita Way Jordan Springs 2474
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## Project type

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## Site details

Site area (m <sup>2</sup> )	425
Roof area (m <sup>2</sup> )	189
Conditioned floor area (m2)	211
Unconditioned floor area (m2)	13
Total area of garden and lawn (m2)	161

## 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
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## Project score

Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	36	Target 35

## 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>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 4 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 3 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 5000 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 150 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: <ul style="list-style-type: none"> <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>		✓	✓

## Thermal Comfort Commitments

Show on  
DA plans

Show on CC/CDC  
plans & specs

Certifier  
check

### 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.



Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.66 (or 2.20 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)

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

## Thermal Comfort Commitments

Show on  
DA plans

Show on CC/CDC  
plans & specs

Certifier  
check

### Windows, glazed 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 window and glazed door.

✓

✓

✓

The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.

✓

✓

✓

The following requirements must also be satisfied in relation to each window and glazed door:

✓

✓

✓

- Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
- The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
- Unless they have adjustable shading, pergolas must have fixed 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.

✓

✓

✓

✓

✓

✓

✓

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
FAMILY & MASTER	S	6.62	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
FAMILY	W	4.82	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
DINING	S	6.02	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
DINING	W	5.54	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
STUDY NOOK & POWDER	W	2.9	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
BATH	W	0.85	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
MEDIA	N	2.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 901-1,200 mm	not overshadowed
KITCHEN	E	1.44	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
SITTING	E	1.21	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
ENSUITE	W	0.85	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	not overshadowed
STAIRS	W	2.4	improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)	none	not overshadowed
BED 4 & BED 2	N	3.87	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
BED 2	N	1.33	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
BED 2	E	1.33	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
BED 3	E	1.66	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	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: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<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: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
<b>Artificial lighting</b>			
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:			
<ul style="list-style-type: none"> <li>at least 4 of the bedrooms / study;</li> </ul>		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>at least 4 of the living / dining rooms;</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 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas 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.		✓	



## 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.