

# BASIX® Certificate

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

## Single Dwelling

Certificate number: 525448S

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. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General

Date of issue: Wednesday, 22 January 2014

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



Planning &  
Infrastructure



Project summary		
Project name	109113 - YANG AND ZHANG	
Street address	Lakeside Parade Jordan Springs 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1168991	
Lot no.	2112	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 45	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 44	Target 40

### Certificate Prepared by

Name / Company Name: Bell River Homes

ABN (if applicable): 062307779



# Description of project

Project address	
Project name	109113 - YANG AND ZHANG
Street address	n/a Lakeside Parade Jordan Springs 2750
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1168991
Lot no.	2112
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m <sup>2</sup> )	378
Roof area (m <sup>2</sup> )	223
Conditioned floor area (m <sup>2</sup> )	134
Unconditioned floor area (m <sup>2</sup> )	16
Total area of garden and lawn (m <sup>2</sup> )	150

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	✓ 45	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 44	Target 40



## 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 (> 6 but <= 7.5 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 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 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 3000 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 223.2 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>• all toilets in the development</li> <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>		✓ ✓ ✓	✓ ✓ ✓



Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Floor, walls and ceiling/roof</b>			
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; dark (solar absorptance > 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
<b>Windows, glazed doors and skylights</b>			
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:	✓	✓	✓
<ul style="list-style-type: none"> <li>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.</li> </ul>			✓
<ul style="list-style-type: none"> <li>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.</li> </ul>	✓	✓	✓
<ul style="list-style-type: none"> <li>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</li> </ul>		✓	✓
<ul style="list-style-type: none"> <li>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.</li> </ul>		✓	✓

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	S	3.24	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W2	E	2.52	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W3	E	0.54	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W4	E	0.72	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W5	E	0.72	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W6	E	2.25	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed



Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W7	E	2.7	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	not overshadowed
W8	E	2.7	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	not overshadowed
W9	N	2.7	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	not overshadowed
W10	N	2.25	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	not overshadowed
W11	W	0.9	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	not overshadowed
W12	W	1.08	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	not overshadowed
W13	W	1.35	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 450 mm	not overshadowed
Door 4	N	3.78	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony >2,000 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.	✓	✓	✓
<b>Cooling system</b>			
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.		✓	✓
<b>Heating system</b>			
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.		✓	✓
<b>Ventilation</b>			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</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 4 of the bedrooms / study;</li> <li>• at least 2 of the living / dining rooms;</li> <li>• the kitchen;</li> <li>• all bathrooms/toilets;</li> </ul>		<p>✓</p> <p>✓</p> <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>• the laundry;</li> <li>• all hallways;</li> </ul>		<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
<b>Natural lighting</b>			
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.		✓	



## 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.