

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 554596S

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

Director-General

Date of issue: Friday, 13 June 2014

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



Project summary		
Project name	Eden Brae Homes 0018267	
Street address	Empire Circuit Penrith 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 0	
Lot no.	2319	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 43	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

### Certificate Prepared by

Name / Company Name: Home Option Gallery

ABN (if applicable): 55104036790

# Description of project

## Project address

Project name	Eden Brae Homes 0018267
Street address	n/a Empire Circuit Penrith 2750
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 0
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Section no.	-

## Project type

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No. of bedrooms	4

## Site details

Site area (m <sup>2</sup> )	375
Roof area (m <sup>2</sup> )	240
Conditioned floor area (m2)	160
Unconditioned floor area (m2)	22
Total area of garden and lawn (m2)	165

## 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	 43	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 40	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 (> 7.5 but <= 9 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 5 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 240 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>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

### 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 R1.5;
- walls are brick veneer, weatherboard or fibre cement;
- walls have insulation with an R-value of at least R2.0;
- 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 40 square metres;
- ceilings have insulation with an R-value of at least R3.0;
- 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.

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 6 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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
<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 3.0 - 3.5		✓	✓
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 3.0 - 3.5		✓	✓
<b>Ventilation</b>			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to façade or roof; 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>• the kitchen;</li> <li>• all bathrooms/toilets;</li> </ul>		<p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p>
<b>Natural lighting</b>			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
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.