

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 1231090S

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.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Monday, 06 September 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Campbell	
Street address	643 Campbells Creek Road Windeyer 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	deposited 705274	
Lot no.	296	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	✓ 49	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 48	Target 40

Certificate Prepared by
Name / Company Name: Peter Duggan
ABN (if applicable): N/A

# Description of project

## Project address

Project name	Campbell
Street address	643 Campbells Creek Road Windeyer 2850
Local Government Area	Mid-Western Regional Council
Plan type and plan number	Deposited Plan 705274
Lot no.	296
Section no.	-

## Project type

Project type	separate dwelling house
No. of bedrooms	2

## Site details

Site area (m <sup>2</sup> )	6693
Roof area (m <sup>2</sup> )	153
Conditioned floor area (m2)	63.0
Unconditioned floor area (m2)	8.0
Total area of garden and lawn (m2)	0

## 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
Ceiling fan in at least one bedroom	n/a
Ceiling fan in at least one living room or other conditioned area	n/a

## Project score

Water	 49	Target 30
Thermal Comfort	 Pass	Target Pass
Energy	 48	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 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 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 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 10000 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 128 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> <li>• all hot water systems in the development</li> <li>• all indoor cold water taps (not including taps that supply clothes washers) in the development</li> </ul>		✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>			
The dwelling 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.	✓	✓	✓
<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 - suspended floor above enclosed subfloor, framed	1.00 (or 1.7 including construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.20 (or 3.60 including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 5.5 (up), roof: thermocellular reflective	framed; light (solar absorptance < 0.475)

Note	<ul style="list-style-type: none"> <li>Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.</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>

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) 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>• For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> <li>- Aluminium single clear</li> <li>- Aluminium double (air) clear</li> <li>- Timber/uPVC/fibreglass single clear</li> <li>- Timber/uPVC/fibreglass double (air) clear</li> </ul> </li> </ul>	✓	✓	✓ ✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W4	800	1700	aluminium, single, clear	eave 450 mm, 1600 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
W1	1200	1700	aluminium, single, clear	verandah 3000 mm, 1300 mm above base of window or glazed door	not overshadowed
W5	900	1700	aluminium, single, clear	eave 620 mm, 380 mm above head of window or glazed door	not overshadowed
W6	900	3400	aluminium, single, clear	eave 620 mm, 380 mm above head of window or glazed door	not overshadowed
W7	900	1700	aluminium, single, clear	eave 620 mm, 380 mm above head of window or glazed door	not overshadowed
D1	2100	1700	aluminium, single, clear	verandah 3000 mm, 2100 mm above base of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
D2	2100	3400	aluminium, single, clear	verandah 3000 mm, 2100 mm above base of window or glazed door	not overshadowed
<b>South facing</b>					
W2	800	1700	aluminium, single, clear	eave 450 mm, 1600 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
W3	800	600	aluminium, single, clear	eave 450 mm, 540 mm above head of window or glazed door	not overshadowed
D3	2100	900	aluminium, single, clear	verandah 4050 mm, 1870 mm above base of window or glazed door	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: solar (electric boosted) with a performance of 26 to 30 STCs or better.	✓	✓	✓
<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; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✓	✓
<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: wood heater; Energy rating: n/a		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.			✓
<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, not ducted; Operation control: manual switch on/off</p> <p>Laundry: individual fan, not ducted; Operation control: manual switch on/off</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; dedicated</li> <li>at least 2 of the living / dining rooms; dedicated</li> </ul>		<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 kitchen; dedicated</li> <li>• all bathrooms/toilets; dedicated</li> <li>• the laundry; dedicated</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 1 bathroom(s)/toilet(s) in the development for natural lighting.			
<b>Other</b>			
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.