

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1326863S

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

Secretary

Date of issue: Saturday, 30 July 2022

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



Project summary

Project name	Gulgong cottage
Street address	3 Beryl Street Gulgong 2852
Local Government Area	Mid-Western Regional Council
Plan type and plan number	deposited 755434
Lot no.	59
Section no.	-
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	2
Project score	
Water	✓ 96 Target 30
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 86 Target 45

Certificate Prepared by

Name / Company Name: Hillview Homes P/L
ABN (if applicable): 67003913586

Description of project

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Site details	
Site area (m ²)	320000
Roof area (m ²)	165
Conditioned floor area (m ²)	83.0
Unconditioned floor area (m ²)	13.0
Total area of garden and lawn (m ²)	40
Roof area (m ²) of the existing dwelling	250
No. of bedrooms in the existing dwelling	4

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² .year)	n/a	
Area adjusted heating load (MJ/m ² .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	96	Target 30
Thermal Comfort	Pass	Target Pass
Energy	86	Target 45

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
Landscape The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	✓	✓	
Fixtures The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 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 4 star in each toilet in the development. The applicant must install basin 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.		✓ ✓ ✓ ✓	✓ ✓
Alternative water Rainwater tank The applicant must install a rainwater tank of at least 60000 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 160 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"> • all toilets in the development • the cold water tap that supplies each clothes washer in the development • 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.) • all hot water systems in the development 	✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

Water Commitments

- all indoor cold water taps (not including taps that supply clothes washers) in the development

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check



Thermal Comfort Commitments

General features

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.

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.

Show on DA plans	Show on CC/CDC plans & specs	Certifier check
✓	✓	✓
✓	✓	✓
✓	✓	✓
✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	3.20 (or 3.60 including construction)	
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external wall - framed (weatherboard, fibre cement, metal clad)	3.20 (or 3.60 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.2 (up), roof: foil backed blanket (55 mm)	2 wind-driven ventilator(s) + eave vents; light (solar absorptance < 0.475)

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

Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments

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) which is not listed in the table.

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

- For the following glass and frame types, the certifier check can be performed by visual inspection.
 - Aluminium single clear
 - Aluminium double (air) clear
 - Timber/UPVC/fibreglass single clear
 - Timber/UPVC/fibreglass double (air) clear

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
South-East facing							
W01	1800	900	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	✓	✓	✓
W02	1800	900	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	✓	✓	✓
W03	1800	900	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	✓	✓	✓
W04	1800	900	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	✓	✓	✓
South-West facing							
W05	1800	900	aluminium, single, clear	verandah 2000 mm, 2100 mm above base of window or glazed door	✓	✓	✓
North-West facing							

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W06	1800	900	aluminium, single, clear	verandah 2000 mm, 2100 mm above base of window or glazed door	not overshadowed
W07	1800	900	aluminium, single, clear	verandah 2000 mm, 2100 mm above base of window or glazed door	not overshadowed
W08	1800	900	aluminium, single, clear	verandah 2000 mm, 2100 mm above base of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous.	✔	✔	✔
Cooling system 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	✔	✔	✔
Heating system 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.	✔	✔	✔
Ventilation The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a	✔	✔	✔
Artificial lighting 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"> • at least 2 of the bedrooms / study; dedicated • at least 1 of the living / dining rooms; dedicated • the kitchen; dedicated 	✔	✔	✔

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/toilets: dedicated • the laundry: dedicated • all hallways: dedicated 			✓	✓
			✓	✓
			✓	✓
Natural lighting				
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.		✓	✓	✓
Alternative energy				
The applicant must install a photovoltaic system with the capacity to generate at least 6 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.		✓	✓	✓
Other				
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.