

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1370477S_02

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: Thursday, 02 February 2023

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



Planning,
Industry &
Environment

Project summary		
Project name	1282_02	
Street address	21 Robert Jones Street Mudgee 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	deposited 1273049	
Lot no.	18	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 34	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 89	Target 40

Certificate Prepared by

Name / Company Name: On Point Building Design

ABN (if applicable): 54902270203

Description of project

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Site details

Site area (m ²)	2580
Roof area (m ²)	397
Conditioned floor area (m ²)	180.0
Unconditioned floor area (m ²)	15.0
Total area of garden and lawn (m ²)	600

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	 34	Target 30
Thermal Comfort	 Pass	Target Pass
Energy	 89	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
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 5 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 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 20000 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 397 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 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.) a tap that is located within 10 metres of the swimming pool in the development 		✓ ✓ ✓	✓ ✓ ✓
Swimming pool			
The swimming pool must not have a volume greater than 55 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	

Water Commitments

The swimming pool must be outdoors.

Show on
DA plans



Show on CC/CDC
plans & specs



Certifier
check

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	2.06 (or 2.60 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.60 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 4 (up), roof: foil/sarking	framed; dark (solar absorptance > 0.70)

Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	<ul style="list-style-type: none"> In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

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) 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"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear 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 exceed the height of the battens. 	✓	✓	✓ ✓ ✓ ✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	0.90	timber, double clear/air fill	no shading
S02	0.90	timber, double clear/air fill	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W09	2100	2100	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	not overshadowed
East facing					
W03	2700	2100	aluminium, single, clear	eave 5320 mm, 400 mm above head of window or glazed door	not overshadowed
W06	2100	3200	aluminium, single, clear	eave 1450 mm, 1600 mm above head of window or glazed door	not overshadowed
W04	2700	4800	aluminium, single, clear	eave 5320 mm, 400 mm above head of window or glazed door	not overshadowed
W01	1800	1500	aluminium, single, clear	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W02	2100	3200	aluminium, single, clear	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W05	2700	2100	aluminium, single, clear	eave 5320 mm, 400 mm above head of window or glazed door	not overshadowed
South facing					
W07	600	2100	aluminium, single, clear	eave 600 mm, 400 mm above head of window or glazed door	not overshadowed
West facing					
W11	600	1800	aluminium, single, clear	pergola (fixed battens) 810 mm, 230 mm above head of window or glazed door	not overshadowed
W12	1800	1500	aluminium, single, clear	pergola (fixed battens) 810 mm, 230 mm above head of window or glazed door	not overshadowed
W10	2100	1500	aluminium, single, clear	eave 600 mm, 550 mm above head of window or glazed door	not overshadowed
W13	1800	1500	aluminium, single, clear	pergola (fixed battens) 810 mm, 230 mm above head of window or glazed door	not overshadowed
W08	2100	450	aluminium, single, clear	eave 3290 mm, 400 mm above head 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 with a performance of 6 stars.	✔	✔	✔
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 + 1-phase airconditioning; Energy rating: 4.5 Star (old label)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: 4.5 Star (old label)		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4.5 Star (old label)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4.5 Star (old label)		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
<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 style="text-align: center;">✔</p> <p style="text-align: center;">✔</p> <p style="text-align: center;">✔</p>	<p style="text-align: center;">✔</p> <p style="text-align: center;">✔</p> <p style="text-align: center;">✔</p>
Artificial lighting			
<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"> at least 4 of the bedrooms / study; dedicated 		✔	✔


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • at least 2 of the living / dining rooms; dedicated • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ ✓ 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ ✓
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.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): electric heat pump		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 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 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.