

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 1238898S\_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](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 1238898S lodged with the consent authority or certifier on 10 July 2023 with application PAN 349645.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Wednesday, 12 July 2023

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



Planning,  
Industry &  
Environment

Project summary		
Project name	Wyloona Residence_02	
Street address	108 Saddleback Trail Eurunderee 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	deposited 873962	
Lot no.	300	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✓ 88	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 77	Target 40

### Certificate Prepared by

Name / Company Name: Damian Peppitt

ABN (if applicable): N/A

# Description of project

Project address	
Project name	Wyloona Residence_02
Street address	108 Saddleback Trail Eurunderee 2850
Local Government Area	Mid-Western Regional Council
Plan type and plan number	Deposited Plan 873962
Lot no.	300
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m <sup>2</sup> )	101171
Roof area (m <sup>2</sup> )	380
Conditioned floor area (m2)	260.0
Unconditioned floor area (m2)	0.0
Total area of garden and lawn (m2)	100

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	✔ 88	Target 30
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 77	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 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 44000 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 380 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 - concrete slab on ground	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.60 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.95 (up), roof: foil backed blanket (100 mm)	gable end vents; dark (solar absorptance > 0.70)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 3.24 (up), roof: foil backed blanket (100 mm)	framed; dark (solar absorptance > 0.70)

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.	✔	✔	✔
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <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>	✔	✔	✔ ✔
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	2.16	aluminium, moulded plastic single clear	no shading


















Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W11	900	1700	aluminium, single, clear	eave 2000 mm, 900 mm above head of window or glazed door	not overshadowed
W05	2700	3600	aluminium, single, clear	eave 1200 mm, 0 mm above head of window or glazed door	not overshadowed
W08	900	1600	aluminium, single, clear	eave 2000 mm, 900 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W01	2100	2400	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W09	1400	1600	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
W07	2700	3200	aluminium, single, clear	eave 2000 mm, 900 mm above head of window or glazed door	not overshadowed
W02	1100	1800	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W12	1400	1700	aluminium, single, clear	eave 2000 mm, 0 mm above head of window or glazed door	not overshadowed
W10	2700	3400	aluminium, single, clear	eave 2000 mm, 900 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
W24	1100	2100	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W25	1100	2100	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W22	1100	750	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W23	1100	2100	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W21	1100	750	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W4	2700	2700	aluminium, single, clear	eave 1200 mm, 0 mm above head of window or glazed door	not overshadowed
<b>South facing</b>					
W16	2100	1500	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W17	2100	900	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W19	2100	2400	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W20	2100	1500	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
W18	1100	1800	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W14	2700	600	aluminium, single, clear	eave 1200 mm, 0 mm above head of window or glazed door	not overshadowed
W13	2700	1200	aluminium, single, clear	eave 1200 mm, 0 mm above head of window or glazed door	not overshadowed
W15	1100	900	aluminium, single, clear	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed
W3	600	1000	aluminium, single, clear	eave 1200 mm, 0 mm above head 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: gas instantaneous.	✓	✓	✓
<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: 1-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: 1-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: wood heater; Energy rating: n/a		✓	✓
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: EER 3.0 - 3.5		✓	✓
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, ducted to façade or roof; Operation control: manual on / timer off</p> <p>Kitchen: individual fan, not ducted; 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>
<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 3 of the bedrooms / study; dedicated</li> <li>• at least 1 of the living / dining rooms; dedicated</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>





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> <li>• all hallways; dedicated</li> </ul>		   	   
<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>Alternative energy</b>			
The applicant must install a photovoltaic system with the capacity to generate at least 7.5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			
<b>Other</b>			
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 indoor or sheltered 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.