

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1758558S_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: Wednesday, 13 November 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	00031 - Claypole Pavilions_02	
Street address	43 LECONFIELD Drive BOMBIRA 2850	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	Deposited Plan DP1193415	
Lot no.	1	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	✔ 30	Target 30
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 63	Target 61
Materials	✔ -45	Target n/a

Certificate Prepared by
Name / Company Name: Lynch Plumbing Pty Ltd
ABN (if applicable): 54 600 658 311

Description of project

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Site details

Site area (m ²)	6410
Roof area (m ²)	310
Conditioned floor area (m ²)	235.0
Unconditioned floor area (m ²)	17.0
Total area of garden and lawn (m ²)	2000
Roof area of the existing dwelling (m ²)	0

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

Project score

Water	✓ 30	Target 30
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 61
Materials	✓ -45	Target n/a

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 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 45000 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 350 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.) a tap that is located within 10 metres of the swimming pool in the development 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Swimming Pool			
The swimming pool must not have a volume greater than 55 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	252	nil;not specified	nil	
garage floor - concrete slab on ground.	58	none	nil	
external wall: framed (metal clad); frame: timber - H2 treated softwood.	all external walls	3.00 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Dark (solar absorptance 0.71-0.85)

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	8.5	1.08 (or 1.50 including construction);fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	60	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	235	ceiling: 5 (up), roof: foil/sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof space ventilation: unventilated; roof colour: dark (solar absorptance 0.71-0.79); ceiling area fully insulated
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	75	ceiling: 5 (up), roof: foil/sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof colour: dark (solar absorptance 0.71-0.79); ceiling area fully insulated

Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	<ul style="list-style-type: none"> If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
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.
Note	<ul style="list-style-type: none"> Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code.
Note	<ul style="list-style-type: none"> Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in each bedroom.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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"> The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table. 	✓	✓	✓
<ul style="list-style-type: none"> Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. 		✓	✓
<ul style="list-style-type: none"> Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column. 	✓	✓	✓
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 (m ²)	Skylight specification	Shading device
W24	0.72	aluminium, single clear (U: <=7.3, SHGC: 0.75 - 0.83)	no shading

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01b	1870.00	1870.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W02a	1800.00	800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W03a	1430.00	800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W04b	1800.00	800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W05	600.00	800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W06a	1200.00	600.00	aluminium, single glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W07	400.00	1800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
D05	2000.00	720.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
D04	2000.00	620.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W02b	1870.00	1870.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W03b	1430.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W04a	1800.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W01a	1870.00	800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W06b	1200.00	1200.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
East facing					
W08b	1800.00	800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 1600 mm above head of window or glazed door	not overshadowed
W09	400.00	2250.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 1200 mm above head of window or glazed door	not overshadowed
W10	2400.00	400.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	verandah 1600 mm, 2400 mm above base of window or glazed door	not overshadowed
D01	2000.00	600.00	timber, single glazed (U-value: <=4.0, SHGC: >0.49)	verandah 1600 mm, 2400 mm above base of window or glazed door	not overshadowed
W08a	1800.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 1600 mm above head of window or glazed door	not overshadowed
South facing					
W11	1800.00	800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W12	1800.00	800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W13	1800.00	800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W14b	2400.00	800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W15a	2400.00	800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W16b	1400.00	800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W17a	1400.00	800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 1400 mm above head of window or glazed door	not overshadowed
W17b	1400.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 1400 mm above head of window or glazed door	not overshadowed
W16a	1400.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W14a	2400.00	1200.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
W15b/c	2400.00	2400.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 2-5 m away
West facing					
W19a	1400.00	800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 1300 mm above head of window or glazed door	not overshadowed
W20a	1400.00	800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 1300 mm above head of window or glazed door	not overshadowed
W21	2400.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	2-4 m high, 8-12 m away


Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W22	2400.00	2400.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	verandah 3800 mm, 2200 mm above base of window or glazed door	not overshadowed
W23	1870.00	1870.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W19b	1400.00	1800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 1300 mm above head of window or glazed door	not overshadowed
W20b	1400.00	1800.00	aluminium, single glazed (U-value: <=6.0, SHGC: >0.74)	eave 150 mm, 1300 mm above head of window or glazed door	not overshadowed
W18a	1400.00	800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 mm above head of window or glazed door	not overshadowed
W18b	1800.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 150 mm, 350 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 6.5 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: airconditioning ducting only; 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: airconditioning ducting only; Energy rating: n/a		✓	✓
Heating system			
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: airconditioning ducting only; Energy rating: n/a		✓	✓
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.			✓
Ventilation			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a</p> <p>Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a</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			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 3 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): solar (gas boosted)		✓	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: single speed with a performance of 6 stars.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
<p>The photovoltaic system must consist of:</p> <ul style="list-style-type: none"> • photovoltaic collectors with the capacity to generate at least 2 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing north 	✓	✓	✓
Other			
The applicant must install an induction 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.