

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 1261489S\_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 1261489S lodged with the consent authority or certifier on 20 December 2021 with application PAN-181609.

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: Tuesday, 21 December 2021

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



Planning,  
Industry &  
Environment

### Project summary

Project name	305 Coopers Shoot Road, Coopers Shoot_02
Street address	305 Coopers Shoot Road Coopers Shoot 2479
Local Government Area	Byron Shire Council
Plan type and plan number	deposited 1007210
Lot no.	2
Section no.	-
Project type	separate dwelling house
No. of bedrooms	4

### Project score

Water	✓ 48	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 54	Target 50

### Certificate Prepared by

Name / Company Name: Joe Davidson Town Planning

ABN (if applicable): 62923970722

# Description of project

## Project address

Project name	305 Coopers Shoot Road, Coopers Shoot_02
Street address	305 Coopers Shoot Road Coopers Shoot 2479
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## Project type

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## Site details

Site area (m²)	8297
Roof area (m²)	421
Conditioned floor area (m2)	199.55
Unconditioned floor area (m2)	21.05
Total area of garden and lawn (m2)	5493

## Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².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	✓ 48	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 54	Target 50

## 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 5 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 40000 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 420.8 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 open subfloor, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.80 (or 3.20 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 0.6 (down), roof: foil backed blanket (75 mm)	gable end vents; light (solar absorptance < 0.475)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 0.9 (down), roof: foil backed blanket (75 mm)	framed; 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	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> <li>For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.</li> </ul>	✓	✓	✓ ✓ ✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W01	1800	1500	timber/UPVC/fibreglass, single, clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W05	1800	1500	timber/UPVC/fibreglass, single, clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W03	1800	1500	timber/UPVC/fibreglass, single, clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W04	1800	1500	timber/UPVC/fibreglass, single, clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W02	1900	2100	timber/UPVC/fibreglass, single, clear	verandah 2000 mm, 2000 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
<b>East facing</b>					
W06	1800	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W07	2110	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
<b>South facing</b>					
W17	2110	700	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W19	1500	1250	U-value: 5.4, SHGC: 0.441 - 0.539 (timber/UPVC/fibreglass, single, tint)	eave 400 mm, 1600 mm above head of window or glazed door	not overshadowed
W20	1500	1250	U-value: 5.4, SHGC: 0.441 - 0.539 (timber/UPVC/fibreglass, single, tint)	eave 400 mm, 1600 mm above head of window or glazed door	not overshadowed
W10	2110	900	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W12	1200	3090	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W08	1020	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W18	1020	2380	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W14	2110	900	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W13	2110	700	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W21	1200	760	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W09	1800	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W11	2110	700	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W15	2110	700	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 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
W16	1200	3090	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 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 41 to 45 STCs or better.	✓	✓	✓
<b>Cooling system</b>			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
<b>Heating system</b>			
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.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
<b>Artificial lighting</b>			
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"> <li>at least 3 of the bedrooms / study; dedicated</li> <li>at least 2 of the living / dining rooms; dedicated</li> <li>the kitchen; dedicated</li> </ul>		✓ ✓ ✓	✓ ✓ ✓



Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>all bathrooms/toilets; dedicated</li> </ul>		✓	✓
<ul style="list-style-type: none"> <li>the laundry; dedicated</li> </ul>		✓	✓
<ul style="list-style-type: none"> <li>all hallways; dedicated</li> </ul>		✓	✓
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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
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.