

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1354797S

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: Tuesday, 15 November 2022

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



Planning,
Industry &
Environment

Project summary

Project name	56 Shirley Lane, Byron Bay
Street address	56 Shirley Lane Byron Bay 2481
Local Government Area	Byron Shire Council
Plan type and plan number	deposited 781474
Lot no.	1
Section no.	-
Project type	separate dwelling house
No. of bedrooms	5

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 53	Target 50

Certificate Prepared by

Name / Company Name: Joe Davidson Town Planning

ABN (if applicable): 62923970722

Description of project

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Site details

Site area (m ²)	497
Roof area (m ²)	219
Conditioned floor area (m2)	200.5
Unconditioned floor area (m2)	12.45
Total area of garden and lawn (m2)	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
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	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 53	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
Fixtures			
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.		✓	
Swimming pool			
The swimming pool must not have a volume greater than 11.6 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be shaded.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

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 - suspended floor above open subfloor, 84.6 square metres, framed	nil	
floor - above habitable rooms or mezzanine, 128.35 square metres, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)	
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external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 2.26 (down), roof: foil backed blanket (75 mm)	framed; dark (solar absorptance > 0.70)

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
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.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <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 	✓	✓	✓ ✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	1900	450	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W02	1900	450	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W03	350	1400	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W04	350	1400	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W05	350	1400	aluminium, single, clear	solid overhang 300 mm, 50 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
W06	450	900	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W07	450	1200	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W08	450	1200	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W09	450	1200	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W10	450	1500	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
W11	450	1500	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
East facing					
W19	450	2100	aluminium, single, clear	solid overhang 300 mm, 50 mm above head of window or glazed door	not overshadowed
South-East facing					
W15	1300	1800	aluminium, single, clear	eave 1800 mm, 300 mm above head of window or glazed door	not overshadowed
W17	600	1500	aluminium, single, clear	eave 1800 mm, 300 mm above head of window or glazed door	not overshadowed
South facing					
W12	1300	3300	aluminium, single, clear	eave 1200 mm, 300 mm above head of window or glazed door	not overshadowed
W13	1300	600	aluminium, single, clear	eave 1200 mm, 300 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
W14	1300	1200	aluminium, single, clear	eave 1200 mm, 300 mm above head of window or glazed door	not overshadowed
W16	1300	1800	aluminium, single, clear	eave 1200 mm, 300 mm above head of window or glazed door	not overshadowed
W18	330	1800	aluminium, single, clear	eave 1200 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W20	2400	600	aluminium, single, clear	solid overhang 1300 mm, 300 mm above head of window or glazed door	not overshadowed
W21	2400	600	aluminium, single, clear	solid overhang 1300 mm, 300 mm above head of window or glazed door	not overshadowed
SD01	2400	3600	aluminium, single, clear	solid overhang 1300 mm, 300 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: solar (electric boosted) with a performance of 36 to 40 STCs or better.	✓	✓	✓
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: 5 star (hot zone)		✓	✓
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: 5 star (hot zone)		✓	✓
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: 5 star (hot zone)		✓	✓
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: 5 star (hot zone)		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
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		✓	✓
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 5 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 1 of the living / dining rooms; dedicated • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		    	    
Swimming pool			
The development must not incorporate any heating system for the swimming pool.			
The applicant must install a timer for the swimming pool pump in the development.			
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.