

# BASIX<sup>®</sup>Certificate

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

## Multi Dwelling

Certificate number: 1365615M\_03

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 1365615M lodged with the consent authority or certifier on 30 December 2022 with application DA 2022/574.

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 Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Saturday, 11 May 2024

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



| Project summary                            |                                    |             |
|--|------------------------------------|-------------|
| Project name                               | 23250_03                           |             |
| Street address                             | 26 CAVVANBAH STREET BYRON BAY 2481 |             |
| Local Government Area                      | BYRON                              |             |
| Plan type and plan number                  | Deposited Plan 758207              |             |
| Lot no.                                    | 5                                  |             |
| Section no.                                | 54                                 |             |
| No. of residential flat buildings          | 0                                  |             |
| No. of units in residential flat buildings | 0                                  |             |
| No. of multi-dwelling houses               | 2                                  |             |
| No. of single dwelling houses              | 0                                  |             |
| Project score                              |                                    |             |
| Water                                      | ✔ 45                               | Target 40   |
| Thermal Comfort                            | ✔ Pass                             | Target Pass |
| Energy                                     | ✔ 52                               | Target 50   |

| Certificate Prepared by                   |
|---|
| Name / Company Name: PEM GROUP CO PTY LTD |
| ABN (if applicable): 86638119847          |

# Description of project

## Project address

|                           |                                    |
|---------------------------|------------------------------------|
| Project name              | 23250_03                           |
| Street address            | 26 CAVVANBAH STREET BYRON BAY 2481 |
| Local Government Area     | BYRON                              |
| Plan type and plan number | Deposited Plan 758207              |
| Lot no.                   | 5                                  |
| Section no.               | 54                                 |

## Project type

|  |   |
|--|---|
| No. of residential flat buildings          | 0 |
| No. of units in residential flat buildings | 0 |
| No. of multi-dwelling houses               | 2 |
| No. of single dwelling houses              | 0 |

## Site details

|  |      |
|--|------|
| Site area (m <sup>2</sup> )                  | 4000 |
| Roof area (m <sup>2</sup> )                  | 441  |
| Non-residential floor area (m <sup>2</sup> ) | 0.00 |
| Residential car spaces                       | 0    |
| Non-residential car spaces                   | 0    |




## Common area landscape

|   |      |
|---|------|
| Common area lawn (m <sup>2</sup> )                            | 0.00 |
| Common area garden (m <sup>2</sup> )                          | 0.00 |
| Area of indigenous or low water use species (m <sup>2</sup> ) | 0.00 |

## Assessor details and thermal loads

|   |            |
|---|------------|
| Assessor number   | 20039      |
| Certificate number  | 0008343420 |
| Climate zone  | 10         |
| Ceiling fan in at least one bedroom                               | Yes        |
| Ceiling fan in at least one living room or other conditioned area | Yes        |

## Project score

|                 |   |             |
|-----------------|---|-------------|
| Water           |  45    | Target 40   |
| Thermal Comfort |  Pass | Target Pass |
| Energy          |  52  | Target 50   |

## Description of project

The tables below describe the dwellings and common areas within the project

### Multi-dwelling houses

| Dwelling no. | No. of bedrooms | Conditioned floor area (m <sup>2</sup> ) | Unconditioned floor area (m <sup>2</sup> ) | Area of garden & lawn (m <sup>2</sup> ) | Indigenous species (min area m <sup>2</sup> ) |
|--------------|-----------------|--|--|---|---|
| H1           | 4+              | 201                                      | 17   | 100.00                                  | 0.00  |
| Dwelling no. | No. of bedrooms | Conditioned floor area (m <sup>2</sup> ) | Unconditioned floor area (m <sup>2</sup> ) | Area of garden & lawn (m <sup>2</sup> ) | Indigenous species (min area m <sup>2</sup> ) |
| H2           | 4+              | 269                                      | 3.00                                       | 100.00                                  | 0.00  |

**No common areas specified.**

# Schedule of BASIX commitments

1. Commitments for single dwelling houses

2. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Common areas and central systems/facilities

(i) Water

(ii) Energy

## 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.

### 2. Commitments for multi-dwelling houses

#### (a) Dwellings

| (i) Water   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.  |                  |                              |                 |
| (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).   | ✓                | ✓                            |                 |
| (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.   |                  | ✓                            | ✓               |
| (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.  |                  | ✓                            | ✓               |
| (e) The applicant must install:<br>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and<br>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. |                  | ✓<br>✓                       | ✓<br>✓          |
| (e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.   | ✓                | ✓                            |                 |
| (f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).  |                  | ✓                            |                 |
| (g) The pool or spa must be located as specified in the table.  | ✓                | ✓                            |                 |
| (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.  | ✓                | ✓                            | ✓               |

| Dwelling no.  | Fixtures                      |                             |                  |                   |                               | Appliances          |                  | Individual pool     |            |               |             | Individual spa      |           |            |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
|               | All shower-heads              | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 3 star (> 7.5 but <= 9 L/min) | 4 star                      | 4 star           | 4 star            | no                            | -                   | -                | 20.00               | no         | outdoors      | no          | 0.00                | no        | no         |

| Dwelling no.  | Alternative water source         |                                |  |                      |                       |                    |             |            |
|---------------|----------------------------------|--------------------------------|--|----------------------|-----------------------|--------------------|-------------|------------|
|               | Alternative water supply systems | Size                           | Configuration  | Landscape connection | Toilet connection (s) | Laundry connection | Pool top-up | Spa top-up |
| All dwellings | Individual water tank (No. 1)    | Tank size (min) 2400.00 liters | To collect run-off from at least:<br>150.00 square metres of roof area;<br>0.00 square metres of impervious area;<br>0.00 square metres of garden and lawn area;<br>and<br>0.00 square metres of planter box area. | yes                  | yes                   | yes                | no          | no         |
| All dwellings | No alternative water supply      | -                              | -  | -                    | -                     | -                  | -           | -          |

| (ii) Energy  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.   |                  |                              |                 |
| (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.   | ✔                | ✔                            | ✔               |
| (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.  |                  | ✔                            | ✔               |
| (d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms. |                  | ✔                            | ✔               |

| <b>(ii) Energy</b>  | <b>Show on DA plans</b> | <b>Show on CC/CDC plans &amp; specs</b> | <b>Certifier check</b> |
|---|-------------------------|---|------------------------|
| (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.            |                         | ✓                                       | ✓                      |
| (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.   | ✓                       | ✓                                       | ✓                      |
| (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:<br>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and<br>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. |                         | ✓<br>✓                                  |                        |
| (h) The applicant must install in the dwelling:<br>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;<br>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and<br>(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.   |                         | ✓<br>✓<br>✓                             | ✓                      |
| (i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".   |                         | ✓                                       |                        |
| (j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.   | ✓                       | ✓                                       | ✓                      |

|                     | <b>Hot water</b>                         | <b>Bathroom ventilation system</b>       |                          | <b>Kitchen ventilation system</b> |                          | <b>Laundry ventilation system</b>       |                          |
|---------------------|--|--|--------------------------|-----------------------------------|--------------------------|---|--------------------------|
| <b>Dwelling no.</b> | <b>Hot water system</b>                  | <b>Each bathroom</b>                     | <b>Operation control</b> | <b>Each kitchen</b>               | <b>Operation control</b> | <b>Each laundry</b>                     | <b>Operation control</b> |
| All dwellings       | solar (electric boosted) - 26 to 30 STCs | individual fan, ducted to façade or roof | manual switch on/off     | individual fan, not ducted        | manual switch on/off     | natural ventilation only, or no laundry | -                        |

| Dwelling no.        | Cooling              |                      | Heating                         |                      | Artificial lighting        |                               |                |                       |                |                | Natural lighting              |              |
|---------------------|----------------------|----------------------|---------------------------------|----------------------|----------------------------|-------------------------------|----------------|-----------------------|----------------|----------------|-------------------------------|--------------|
|                     | living areas         | bedroom areas        | living areas                    | bedroom areas        | No. of bedrooms &/or study | No. of living &/or diningroom | Each kitchen   | All bathrooms/toilets | Each laundry   | All hallways   | No. of bathrooms &/or toilets | Main kitchen |
| H1                  | no individual system | no individual system | gas fixed flued heater / 3 star | no individual system | 5(dedicated)               | 1(dedicated)                  | yes(dedicated) | yes(dedicated)        | yes(dedicated) | yes(dedicated) | 4                             | yes          |
| All other dwellings | no individual system | no individual system | gas fixed flued heater / 3 star | no individual system | 4(dedicated)               | 1(dedicated)                  | yes(dedicated) | yes(dedicated)        | yes(dedicated) | yes(dedicated) | 4                             | no           |

| Dwelling no.  | Individual pool     |       | Individual spa     |       | Appliances & other efficiency measures |              |                              |            |                |               |   |  |
|---------------|---------------------|-------|--------------------|-------|--|--------------|------------------------------|------------|----------------|---------------|---|--|
|               | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/ oven                  | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | no heating          | yes   | -                  | -     | gas cooktop & electric oven            | -            | no                           | -          | -              | -             | no                                      | no   |

| Alternative energy  |  |
|---------------------|--|
| Dwelling no.        | Photovoltaic system (min rated electrical output in peak kW) |
| H1                  | 0  |
| All other dwellings | 2  |

| (iii) Thermal Comfort  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. |                  |                              |                 |
| (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.  |                  |                              |                 |
| (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.   |                  |                              |                 |

| <b>(iii) Thermal Comfort</b>  | <b>Show on DA plans</b> | <b>Show on CC/CDC plans &amp; specs</b> | <b>Certifier check</b> |
|---|-------------------------|---|------------------------|
| (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.  | ✓                       |   |                        |
| (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.  |                         | ✓                                       |                        |
| (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.   |                         | ✓                                       | ✓                      |
| (g) Where there is an in-slab heating or cooling system, the applicant must:<br><br>(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or<br><br>(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. | ✓                       | ✓                                       | ✓                      |
| (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.   | ✓                       | ✓                                       | ✓                      |
| (i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.  | ✓                       |   |                        |
| (j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.  |                         | ✓                                       |                        |

| Thermal loads       |   |   |
|---------------------|---|---|
| Dwelling no.        | Area adjusted heating load (in MJ/m <sup>2</sup> /yr) | Area adjusted cooling load (in MJ/m <sup>2</sup> /yr) |
| H1                  | 15.3  | 34.4  |
| All other dwellings | 18  | 23.4  |

| Construction of floors and walls |   |  |  |  |  |
|----------------------------------|---|--|--|--|--|
| Dwelling no.                     | Concrete slab on ground (m <sup>2</sup> ) | Suspended floor with open subfloor (m <sup>2</sup> ) | Suspended floor with enclosed subfloor (m <sup>2</sup> ) | Suspended floor above garage (m <sup>2</sup> ) | Primarily rammed earth or mudbrick walls |
| H1                               | 9.00                                      | 120.00   | 26.00  | -  | no                                       |
| All other dwellings              | 141                                       | 23   | -  | -  | no                                       |

### 3. Commitments for common areas and central systems/facilities for the development (non-building specific)

#### (a) Common areas and central systems/facilities

| (i) Water   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.   |                  | ✓                            | ✓               |
| (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. | ✓                | ✓                            | ✓               |
| (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.  | ✓                | ✓                            |                 |
| (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.   |                  | ✓                            |                 |
| (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.   |                  | ✓                            | ✓               |
| (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.  |                  | ✓                            | ✓               |

| Common area      | Showerheads rating | Toilets rating     | Taps rating        | Clothes washers rating     |
|------------------|--------------------|--------------------|--------------------|----------------------------|
| All common areas | no common facility | no common facility | no common facility | no common laundry facility |

| (ii) Energy   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.  |                  | ✓                            | ✓               |
| (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. |                  | ✓                            | ✓               |
| (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.  | ✓                | ✓                            | ✓               |

| Central energy systems | Type | Specification |
|------------------------|------|---------------|
| Other                  | -    | -             |

## Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

## Legend

1. 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).
2. 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.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).