

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1374429S

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, 14 March 2023

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



Planning,
Industry &
Environment



Project summary

Project name	2022088_Lot 614 Ansett_U1
Street address	17 Ansett Street Gobbagombalin 2650
Local Government Area	Wagga Wagga City Council
Plan type and plan number	deposited 1222168
Lot no.	614
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

Project score

Water	✓ 20	Target 20
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Certificate Prepared by

Name / Company Name: Design2 Consulting Pty Ltd

ABN (if applicable): 35436795733

Description of project

Project address

Project name	2022088_Lot 614 Ansett_U1
Street address	17 Ansett Street Gobbagombalin 2650
Local Government Area	Wagga Wagga City Council
Plan type and plan number	Deposited Plan 1222168
Lot no.	614
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	3

Site details

Site area (m ²)	379
Roof area (m ²)	204
Conditioned floor area (m2)	96.8
Unconditioned floor area (m2)	16.7
Total area of garden and lawn (m2)	120

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	✓ 20	Target 20
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 120 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	

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 - concrete slab on ground	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.60 including construction)	
internal wall shared with garage - plasterboard	0.84 (or 1.20 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	unventilated; 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-East facing					
W03	1800	1800	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W04	1800	1800	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W05	1800	1800	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W06	1800	900	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
D02	2040	920	timber/UPVC/fibreglass, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
South-East facing					
W07	900	600	aluminium, single, clear	eave 450 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
W08	600	2100	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
D03	2143	1800	aluminium, single, clear	eave 4000 mm, 600 mm above head of window or glazed door	not overshadowed
South-West facing					
W09	400	1800	aluminium, single, clear	eave 450 mm, 1200 mm above head of window or glazed door	not overshadowed
North-West facing					
W01	600	1500	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W02	1800	1800	aluminium, single, clear	eave 450 mm, 600 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 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: evaporative cooling; 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: evaporative cooling; 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: gas fixed flued heater; Energy rating: 3 Star		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas fixed flued heater; Energy rating: 3 Star		✓	✓
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: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
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:			
• at least 3 of the bedrooms / study;		✓	✓
• at least 2 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/toilets; • the laundry; • all hallways; 		  	  
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 2 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			

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.

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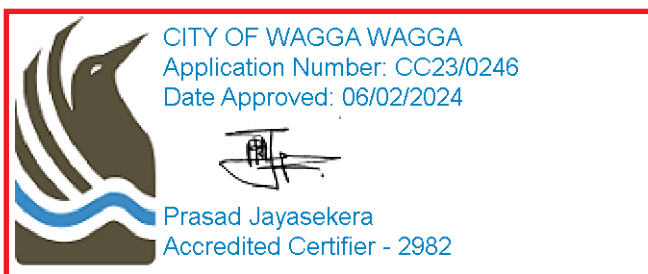
Secretary

Date of issue: Tuesday, 14 March 2023

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Planning,
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Environment



Project summary

Project name	2022088_Lot 614 Ansett_U2
Street address	17 Ansett Street Gobbagombalin 2650
Local Government Area	Wagga Wagga City Council
Plan type and plan number	deposited 1222168
Lot no.	614
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

Project score

Water	✓ 21	Target 20
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	Target 40

Certificate Prepared by

Name / Company Name: Design2 Consulting Pty Ltd

ABN (if applicable): 35436795733

Description of project

Project address

Project name	2022088_Lot 614 Ansett_U2
Street address	17 Ansett Street Gobbagombalin 2650
Local Government Area	Wagga Wagga City Council
Plan type and plan number	Deposited Plan 1222168
Lot no.	614
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	3

Site details

Site area (m ²)	421
Roof area (m ²)	216
Conditioned floor area (m2)	91.4
Unconditioned floor area (m2)	21.1
Total area of garden and lawn (m2)	130

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	✓ 21	Target 20
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	Target 40

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Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 130 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	

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 - concrete slab on ground	nil	
external wall - brick veneer	2.06 (or 2.60 including construction)	
internal wall shared with garage - plasterboard	0.84 (or 1.20 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)














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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-East facing					
W01	1800	1800	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W02	1800	1800	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
D01	2040	920	timber/UPVC/fibreglass, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
South-East facing					
D03	2143	2100	aluminium, single, clear	eave 4000 mm, 600 mm above head of window or glazed door	not overshadowed
South-West facing					
W03	400	2800	aluminium, single, clear	eave 450 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
W04	900	600	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W05	1500	1500	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
North-West facing					
W06	900	1500	aluminium, single, clear	none	not overshadowed
W07	1500	1500	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W08	900	1200	aluminium, single, clear	eave 450 mm, 600 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 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: evaporative cooling; 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: evaporative cooling; 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: gas fixed flued heater; Energy rating: 3 Star		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas fixed flued heater; Energy rating: 3 Star		✓	✓
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: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
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:			
• at least 3 of the bedrooms / study;		✓	✓
• at least 2 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/toilets; • the laundry; • all hallways; 		  	  
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 3 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			

Legend

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