

BASIX™ Report

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Project summary		
Project name	test (Copy 01)	
Street address	90 BLACKTOWN Road BLACKTOWN 2148	
Local Government Area	Blacktown City Council	
Plan type and plan number	Deposited Plan DP223389	
Lot no.	2	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	1	
Project score		
Water	33	Target 40
Thermal Performance	Fail	Target Pass
Energy	50	Target 70
Materials	-28	Target n/a

Description of project

Project address	
Project name	test (Copy 01)
Street address	90 BLACKTOWN Road BLACKTOWN 2148
Local Government Area	Blacktown City Council
Plan type and plan number	Deposited Plan DP223389
Lot no.	2
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	1
Site details	
Site area (m ²)	100
Roof area (m ²)	100
Conditioned floor area (m ²)	200.0
Unconditioned floor area (m ²)	50.0
Total area of garden and lawn (m ²)	50
Roof area of the existing dwelling (m ²)	0

Assessor details and thermal loads		
NatHERS assessor number	23654	
NatHERS certificate number	35682	
Climate zone	28	
Area adjusted cooling load (MJ/ m².year)	200	
Area adjusted heating load (MJ/ m².year)	100	
Project score		
Water	33	Target 40
Thermal Performance	Fail	Target Pass
Energy	50	Target 70
Materials	-28	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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.	✓	✓	
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 1 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 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.		✓	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
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 an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. 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.	✓	✓	✓
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.		✓	✓
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. 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 Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
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	Insulation
floor - concrete slab on ground, conventional slab.	100	not specified
floor - suspended floor above enclosed subfloor, concrete - suspended; frame: no frame.	0	not specified
floor - suspended floor above open subfloor, please select; frame: no frame.	0	not specified
floor - above habitable rooms or mezzanine, please select; frame: no frame..	0	not specified
floor - suspended floor above garage, please select; frame: no frame.	0	not specified
garage floor - concrete slab on ground.	50	not specified
internal wall: plasterboard; frame: no frame.	0	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, no frame.	100	ceiling: not specified; roof: not specified.
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, no frame.	150	ceiling: not specified; roof: not specified.
ceiling and roof - flat ceiling / flat roof, framed - metal roof, no frame.	200	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m2
aluminium	1
timber	1
uPVC	1
steel	1
composite	1

Glazing	Maximum area - m2
single	1
double	1
triple	1

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: electric boosted solar with a performance of 41 to 45 STCs or better.	✓	✓	✓
Cooling system			
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.		✓	✓
Heating system			
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.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
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			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

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.