

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A417530_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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Wednesday, 30, March 2022

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



Planning,
Industry &
Environment

Description of project

Project address	
Project name	69 ALbermarle St NEWTOWN A&A_02
Street address	69 Albermarle Street NEWTOWN 2042
Local Government Area	Inner West Council
Plan type and number	Deposited Plan 120223
Lot number	1
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Mostaghim & Associates

ABN (if applicable): 60048591703

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil				
suspended floor above garage: framed (R0.7).	nil				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
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external wall: brick veneer	R1.16 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: nil (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</p> <p>External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.</p> <p>Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.</p>							✓	✓	✓
								✓	✓
								✓	✓
							✓	✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	N	0.23	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D1	N	2.18	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W2	N	0.23	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D2	E	5.52	3.78	0.947	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D3	S	10.89	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W3	S	0.23	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D4	S	2.18	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value:			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
						5.71, SHGC: 0.66)			
W4	S	0.23	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

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 & 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 for the development may be issued.