

BASIX NOTES: DWELLING House C				
ITEM	TYPE	INSULATION / RATING/ SIZE		
FLOOR-1	CONCRETE SLAB ON GROUND	R 3.0		
	TIMBER LINED	R 3.0		
EXTERNAL WALL	BRICK VENEER	R 2.7		
	WEATHERBOARD	R 2.7		
ROOF	METAL DECK ROOF	R 2.0		
CEILING	FLAT	R 6.0		
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE	U VALUE	SHGC
		Sliding Window DG 638ComPlsClr-10Ar-6mmClr	2.11	0.37
		Al Sliding Window SG 638CP	4.52	0.59
		Fixed Window DG LightBridgeNext 688Lam-12-6mm	1.46	0.45
		LOUVRE WINDOW SG 6ET	4.51	0.54
		Sliding Door DG 638ComPlsClr-10Ar-6mmClr	1.85	0.44
WATER	ALL SHOWER HEAD	4 STAR		
	ALL TOILET FLUSHING SYSTEMS	4 STAR		
	ALL KITCHEN TAPS	4 STAR		
	ALL BATH ROOM TAPS	5 STAR		
	RAINWATER TANK	5000L		
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR		
	AIR CONDITION	1 PHASE 2.5 STAR AVERAGE ZONE		
	COOKING	GAS COOKTOP ELECTRIC OVEN		
	LIGHTING	LED		
	PHOTOVOLTAIC SYSTEM	N/A		

## BASIX™Certificate

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

### Single Dwelling

Certificate number: 1769216S\_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 Definitions" dated 10/09/2020 published by the Department. This document is available at [www.planningportal.nsw.gov.au/definitions](http://www.planningportal.nsw.gov.au/definitions)

Secretary  
Date of issue: Saturday, 31 May 2025  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate IXIIVZCZWK.

Project summary		
Project name	64 Powderworks Road North Narrabeen_02	
Street address	64 POWDERWORKS Road NORTH NARRABEEN 2101	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP6462	
Lot no.	35	
Section no.	1	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 74	Target 72
Materials	✔ -73	Target n/a

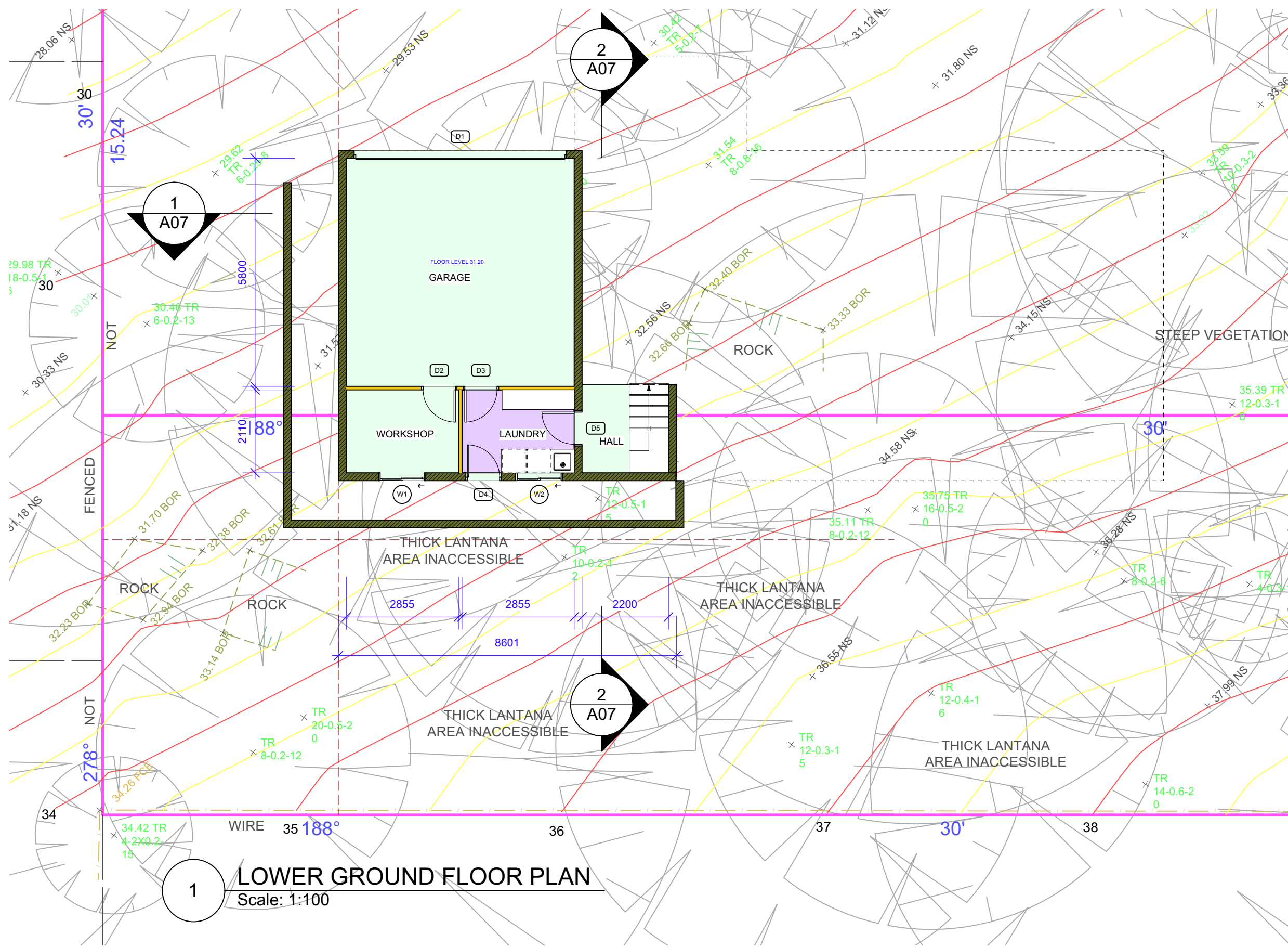
Certificate Prepared by
Name / Company Name: PAUL&DAVID CONSULTING PTY LTD.
ABN (if applicable):








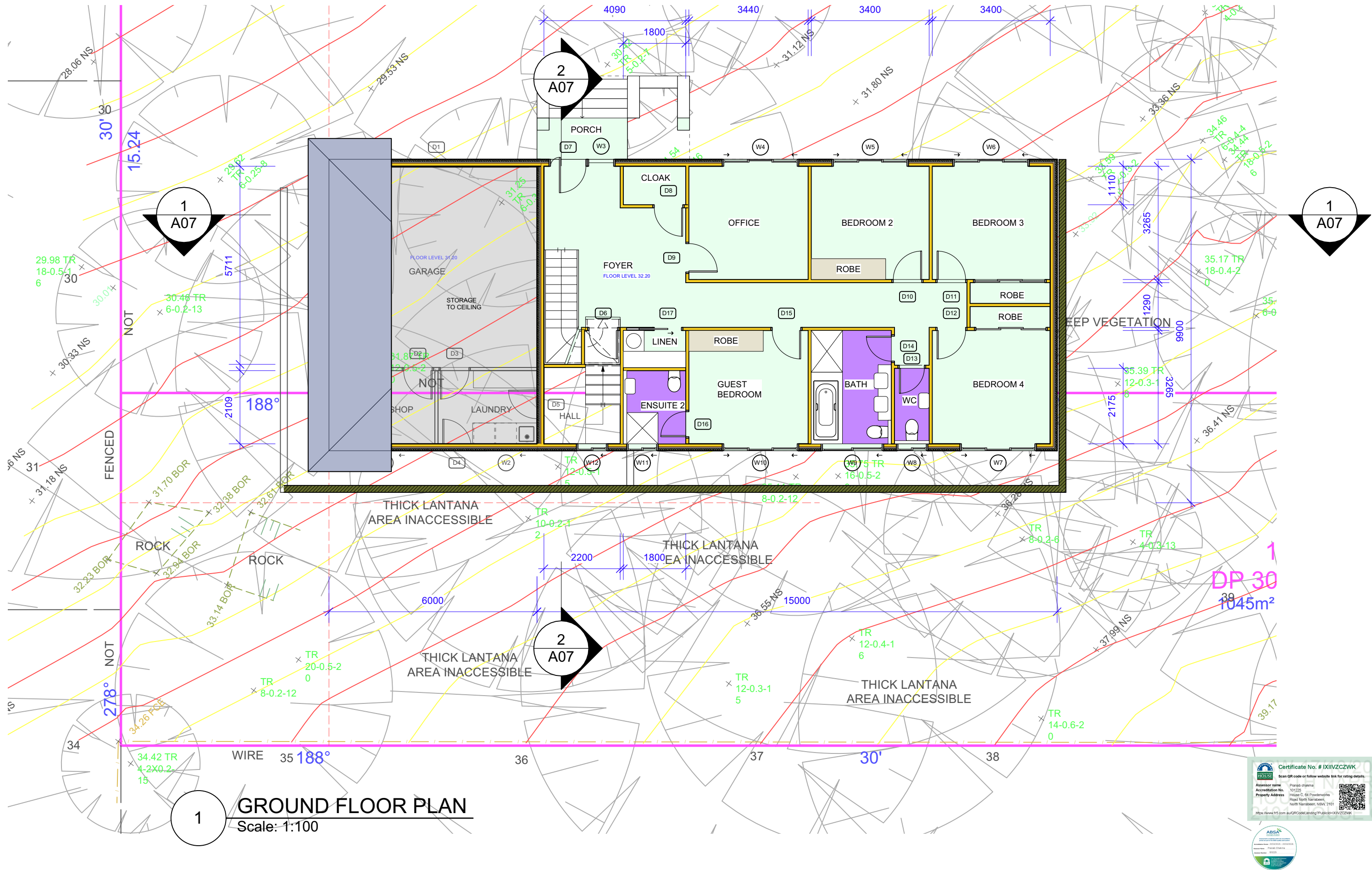




1 LOWER GROUND FLOOR PLAN  
Scale: 1:100




 <b>Inlet Design Studio</b> Newport, NSW, 2106, P 0415647351 E robyn@inletdesign.com.au  ABN: 26 075 061 335 Copyright © JACARANDA TRADING COMPANY PTY LTD	REVISION: A	DATE: 23/10/24	REVISION NOTE: LANDSCAPE CALCULATION ADDED TO A002 TO A004	CLIENT: Somers Isles Pty Ltd	DRAWING: LOWER GROUND FLOOR PLAN	DRAWN: IW	SHEET NO: A02
	B	9/12/24	HOUSE MOVED TO THE WEST 1.5m	ADDRESS: 62 & 64 POWDERWORKS RD NORTH NARRABEEN	PROJECT: PROPOSED SUBDIVISION & NEW DWELLING	CHKD: GRJ	SCALE @ A3: 1:100
	C	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT		PROJECT NO: POW001	ISSUE TYPE: 1	ISSUE DATE: 04/09/24
							REVISION: C

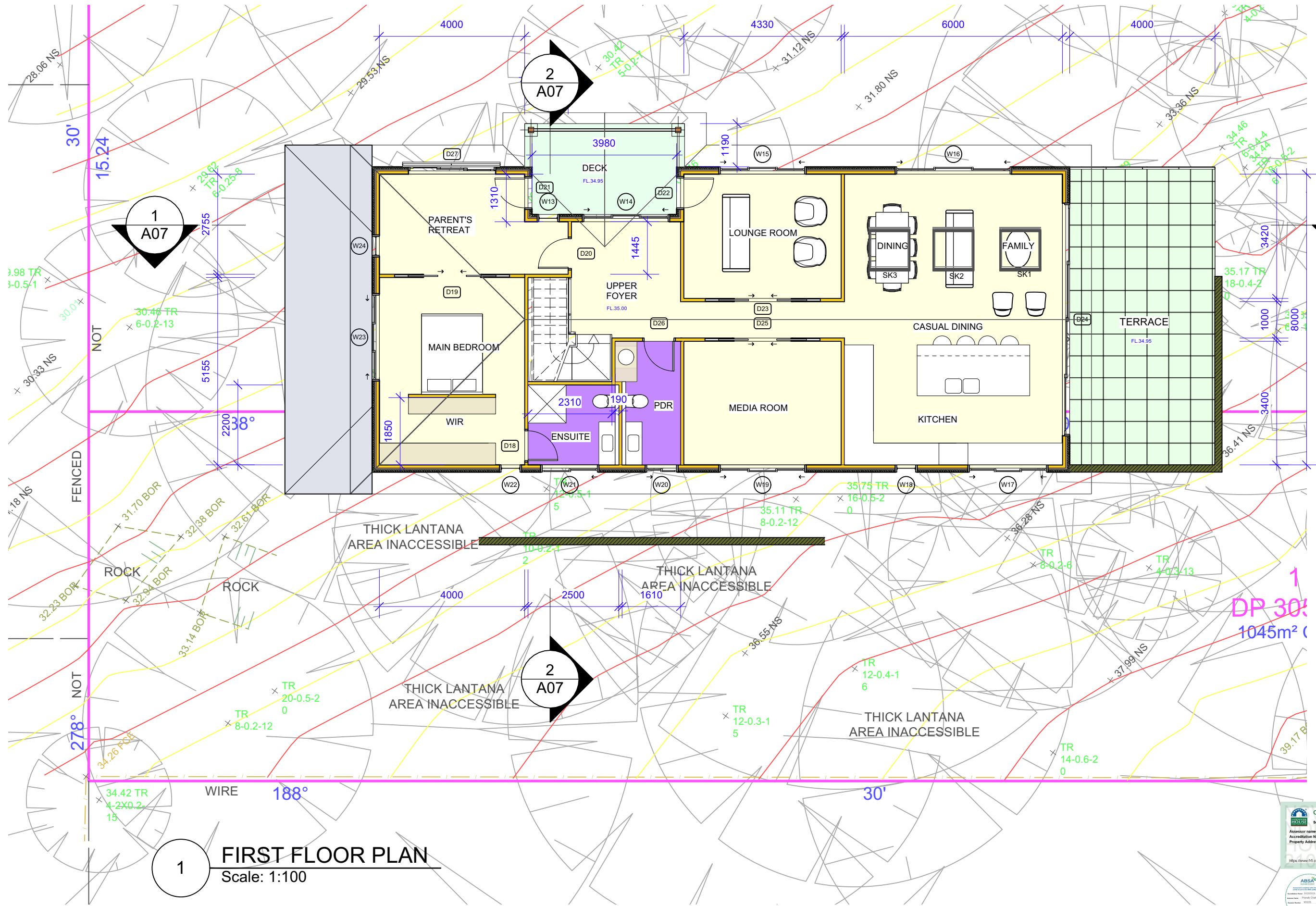


1 GROUND FLOOR PLAN  
Scale: 1:100



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	B	9/12/24	HOUSE MOVED TO THE WEST 1.5m	ADDRESS: 62 & 64 POWDERWORKS RD NORTH NARRABEEN	PROJECT: PROPOSED SUBDIVISION & NEW DWELLING	CHKD: GRJ	SCALE @ A3: 1:100
	C	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT		PROJECT NO: POW001	ISSUE DATE: 04/09/24	REVISION: C
					ISSUE TYPE: 1		





**FIRST FLOOR PLAN**

Scale: 1:100

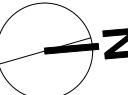


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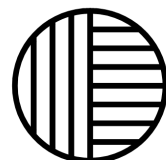
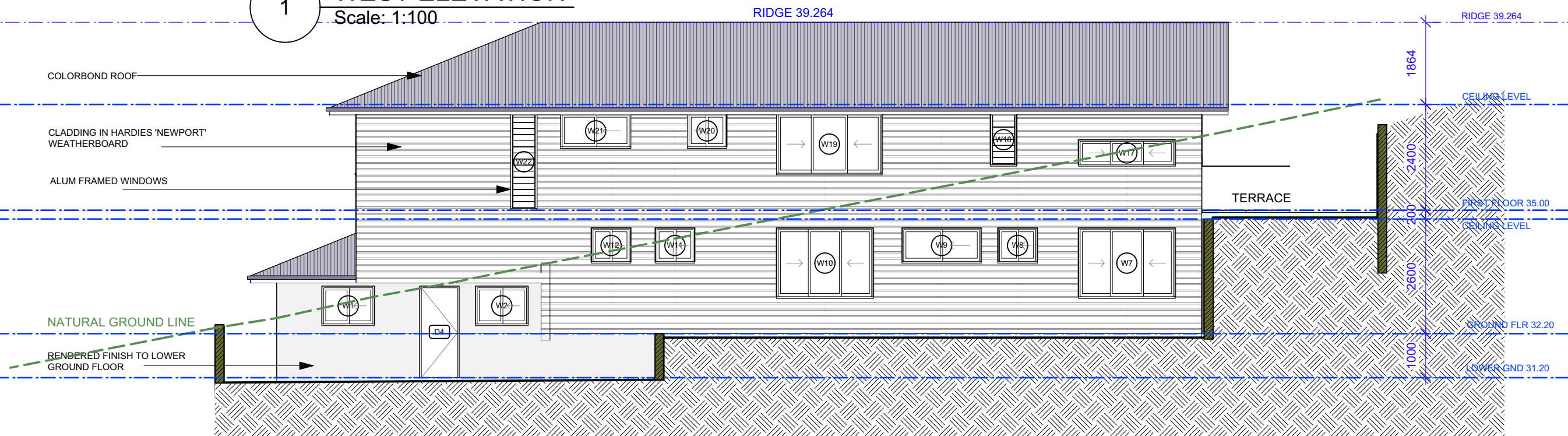
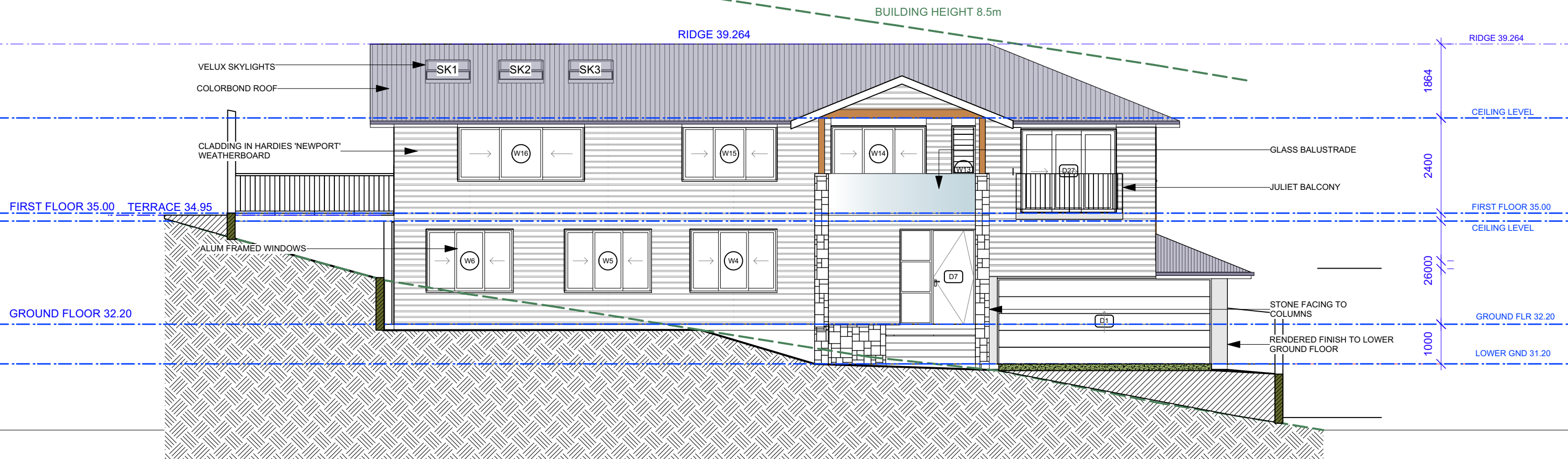
REVISION:	DATE:	REVISION NOTE:
A	23/10/24	LANDSCAPE CALCULATION ADDED TO A002 TO A004
B	9/12/24	HOUSE MOVED TO THE WEST 1.5m
C	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT




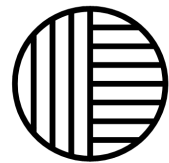
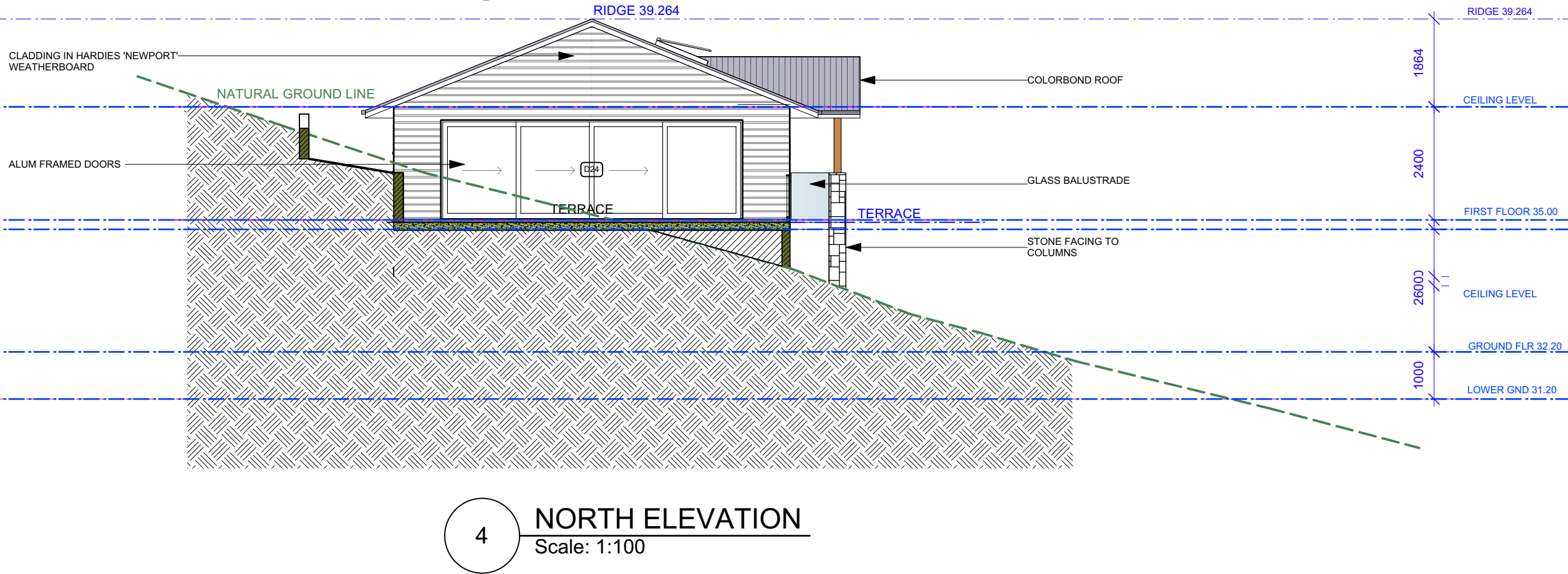
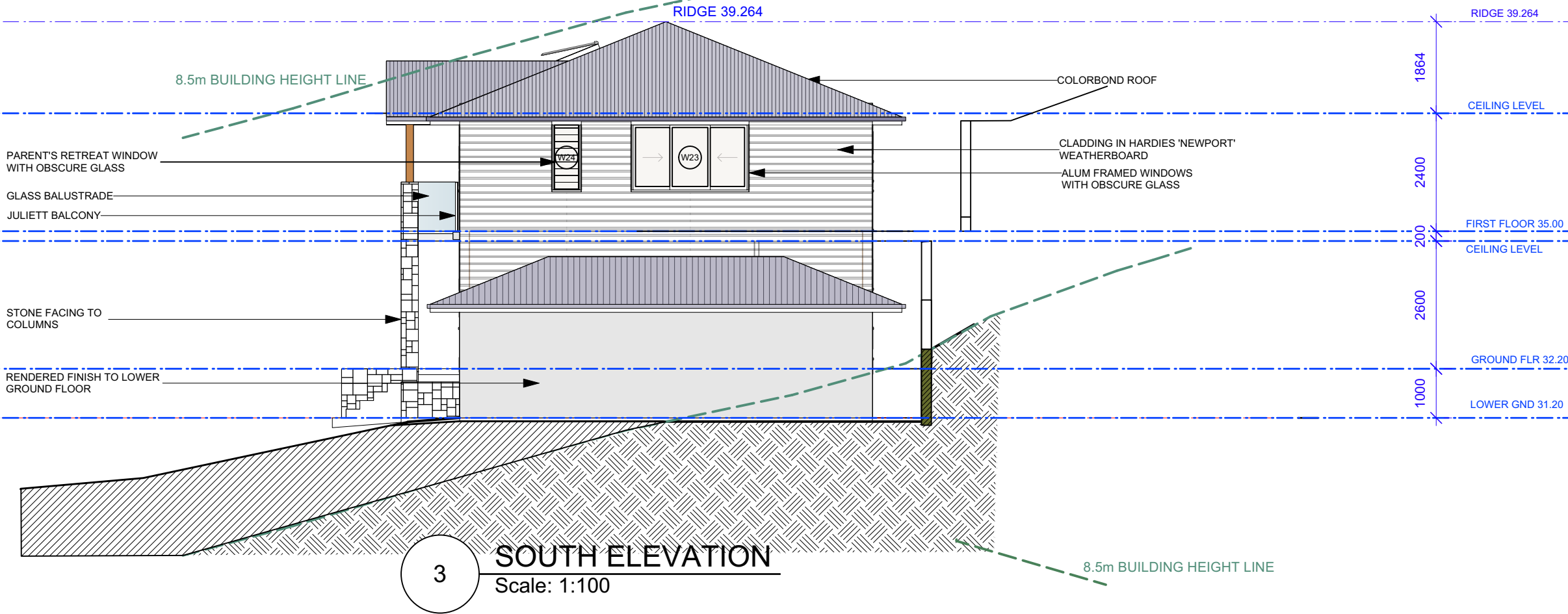
CLIENT:  
**Somers Isles Pty Ltd**

ADDRESS:  
**62 & 64 POWDERWORKS RD  
NORTH NARRABEEN**

DRAWING: <b>FIRST FLOOR PLAN</b>	DRAWN: <b>IW</b>	SHEET NO: <b>A04</b>
PROJECT: <b>PROPOSED SUBDIVISION &amp; NEW DWELLING</b>	CHKD: <b>GRJ</b>	SCALE @ A3: <b>1:100</b>
PROJECT NO: <b>POW001</b>	ISSUE TYPE: <b>1</b>	ISSUE DATE: <b>04/09/24</b>
		REVISION: <b>C</b>



REVISION:	DATE:	REVISION NOTE:	CLIENT:	DRAWING:	DRAWN:	SHEET NO:
A	23/10/24	LANDSCAPE CALCULATION ADDED TO A002 TO A004	Somers Isles Pty Ltd	EAST AND WEST ELEVATIONS	IW	A05
B	9/12/24	HOUSE MOVED TO THE WEST 1.5m	 ADDRESS: 62 & 64 POWDERWORKS RD NORTH NARRABEEN	PROJECT:	CHKD:	SCALE @ A3:
C	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT		PROPOSED SUBDIVISION & NEW DWELLING	RJ	1:100
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				POW001	1	04/09/24
						REVISION:
						C

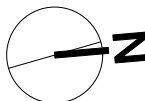


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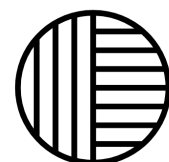
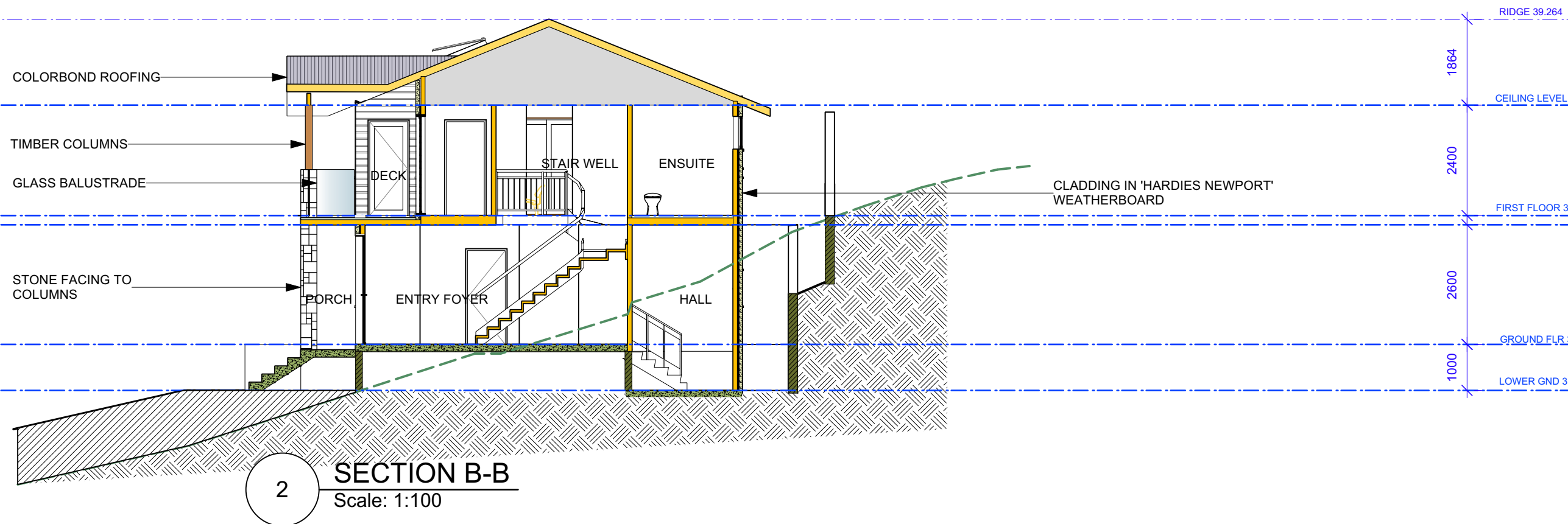
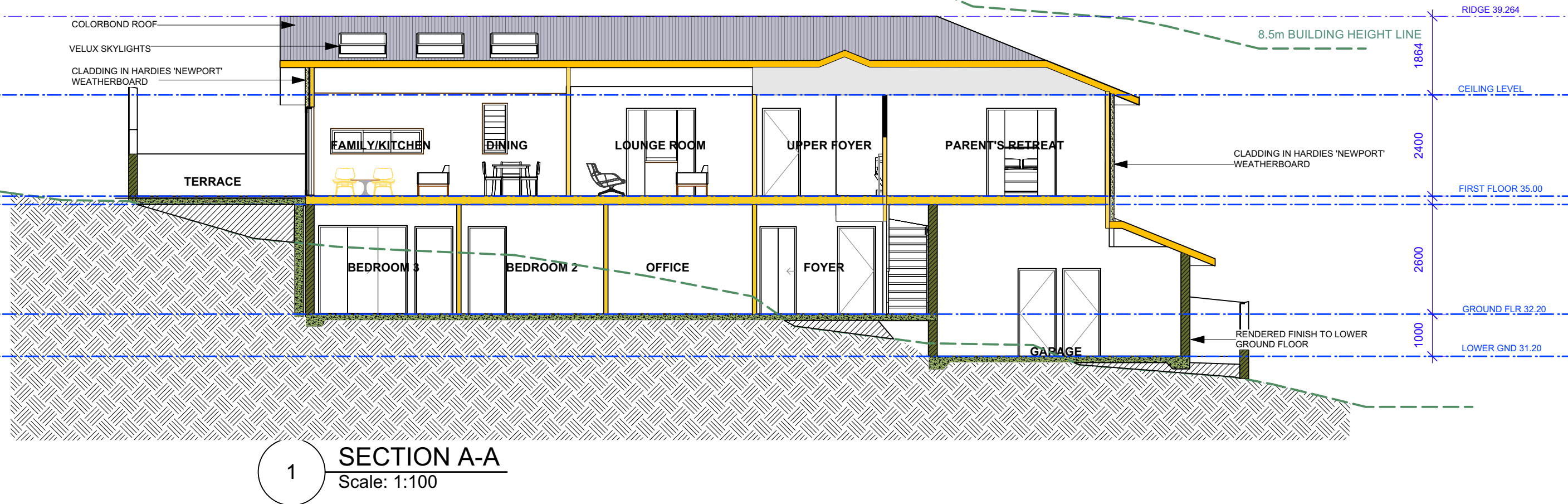
### 4 NORTH ELEVATION

Scale: 1:100

CLIENT:  
Somers Isles Pty Ltd  
ADDRESS:  
62 & 64 POWDERWORKS RD  
NORTH NARRABEEN

DRAWING: SOUTH AND NORTH ELEVATIONS	DRAWN: IW	SHEET NO: A06
PROJECT: PROPOSED SUBDIVISION & NEW DWELLING	CHKD: GRJ	SCALE @ A3: 1:100
PROJECT NO: POW001	ISSUE TYPE: 1	ISSUE DATE: 04/09/24
		REVISION: C



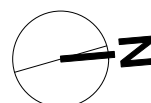


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REVISION:	DATE:	REVISION NOTE:
A	23/10/24	LANDSCAPE CALCULATION ADDED TO A002 TO A004
B	9/12/24	HOUSE MOVED TO THE WEST 1.5m
C	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT



CLIENT:  
Somers Isles Pty Ltd

ADDRESS:  
62 & 64 POWDERWORKS RD  
NORTH NARRABEEN

DRAWING: SECTION A-A AND B-B	DRAWN: IW	SHEET NO: A07
PROJECT: PROPOSED SUBDIVISION & NEW DWELLING	CHKD: GRJ	SCALE @ A3: 1:100
PROJECT NO: POW001	ISSUE TYPE: 1	ISSUE DATE: 04/09/24
		REVISION: C



WINDOWS												
Image	ID	Type	Frame Height	Frame Width	Glazed Area	Hardware	Manufacturer	Model	Screen	Egress	Glazing	Comments
	W1	SR	900	1200	0.68							
	W2	SR	900	1200	0.68							
	W10	ST	1600	2200	2.69							
	W7	ST	1600	2200	2.69							
	W8	SR	800	900	0.4							
	W9	SR	800	1800	0.94							
	W11	SR	800	900	0.4							
	W12	SR	800	900	0.4							
	W3	FG	2400	800	1.61							
	W4	ST	1600	2200	2.69							
	W5	ST	1600	2200	2.69							
	W6	ST	1600	2200	2.69							
	W19	ST	1400	2400	2.54							
	W22	LW	2200	600	2.08							
	W20	SR	800	900	0.4							
	W21	SR	800	1600	0.82							
	W17	ST	600	2200	0.77							
	W18	LW	1200	600	1.1							
	W16	ST	1400	3200	3.5							
	W15	ST	1400	2400	2.54							
	W23	ST	1400	2400	2.54							
	W24	LW	1400	600	1.29							
	W13	LW	2200	600	2.08							
	W14	ST	1400	2400	2.54							
DOORS												
Image	ID	Type	Frame Height	Frame Width	Leaf Height	Leaf Width	Thickness	Glazed Area	Hardware	Screen	Glazing	Comments



	D4	HL	2080	900								0
	D5	HR	2080	900								0
	D1	OF	2160	5400								0
	D2	HL	2080	900								0
	D3	HL	2080	900								0
	D7	PR	2400	1100								0
	D9	HL	2080	900								0
	D16	HR	2080	800								0
	D17	CS	2080	862								0
	D15	HL	2080	900								0
	D10	HL	2080	900								0
	D11	HL	2080	900								0
	D8	HL	2080	900								0
	D12	HL	2080	900								0
	D13	HL	2080	800								0
	D6	HL	2080	900								0
	D14	HL	2080	800								0
	D24	LP	2100	6400								10.71
	D27	LP	2100	2400								3.53
	D18	HR	2080	900								0
	D19	CS	2080	1644								0
	D25	CS	2080	1644								0
	D23	CS	2080	1644								0
	D26	HR	2080	900								0
	D21	HR	2080	900								1.13
	D22	HR	2080	900								1.13
	D20	HR	2080	900								0



	<b>Inlet Design Studio</b>			REVISION: A DATE: 23/10/24 REVISION NOTE: LANDSCAPE CALCULATION ADDED TO A002 TO A004			CLIENT: Somers Isles Pty Ltd			DRAWING: ILLUSTRATED WINDOW & DOOR SCHEDULE IW			DRAWN: A08	
	Newport, NSW, 2106, P 0415647351 E robyn@inletdesign.com.au			B 9/12/24 HOUSE MOVED TO THE WEST 1.5m			ADDRESS: 62 & 64 POWDERWORKS RD NORTH NARRABEEN			PROJECT: PROPOSED SUBDIVISION & NEW DWELLING RJ			CHKD: NTS	
	ABN: 26 075 061 335 Copyright © JACARANDA TRADING COMPANY PTY LTD			C 28/05/25 AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT						PROJECT NO: POW001			ISSUE TYPE: 1	
										ISSUE DATE: 04/09/24			REVISION: 8	





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	A	23/10/24	LANDSCAPE CALCULATION ADDED TO A002 TO A004		Somers Isles Pty Ltd	GENERAL SPECIFICATION	IW	A10	
	B	9/12/24	HOUSE MOVED TO THE WEST 1.5m		ADDRESS:	PROJECT:	CHKD:	SCALE @ A3:	
	C	28/05/25	AMENDMENT TO MINIMISE IMPACT ON NATURAL LANDFORM BY RAISING THE HOUSE 1.2m AND LOWERING THE CEILING HT		62 & 64 POWDERWORKS RD NORTH NARRABEEN	PROPOSED SUBDIVISION & NEW DWELLING	ISSUE DATE:	REVISION:	
						PROJECT NO: POW001	ISSUE TYPE: 1	04/09/24	C