

# BASIX™ Certificate

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

## Alterations and Additions

Certificate number: A1811573

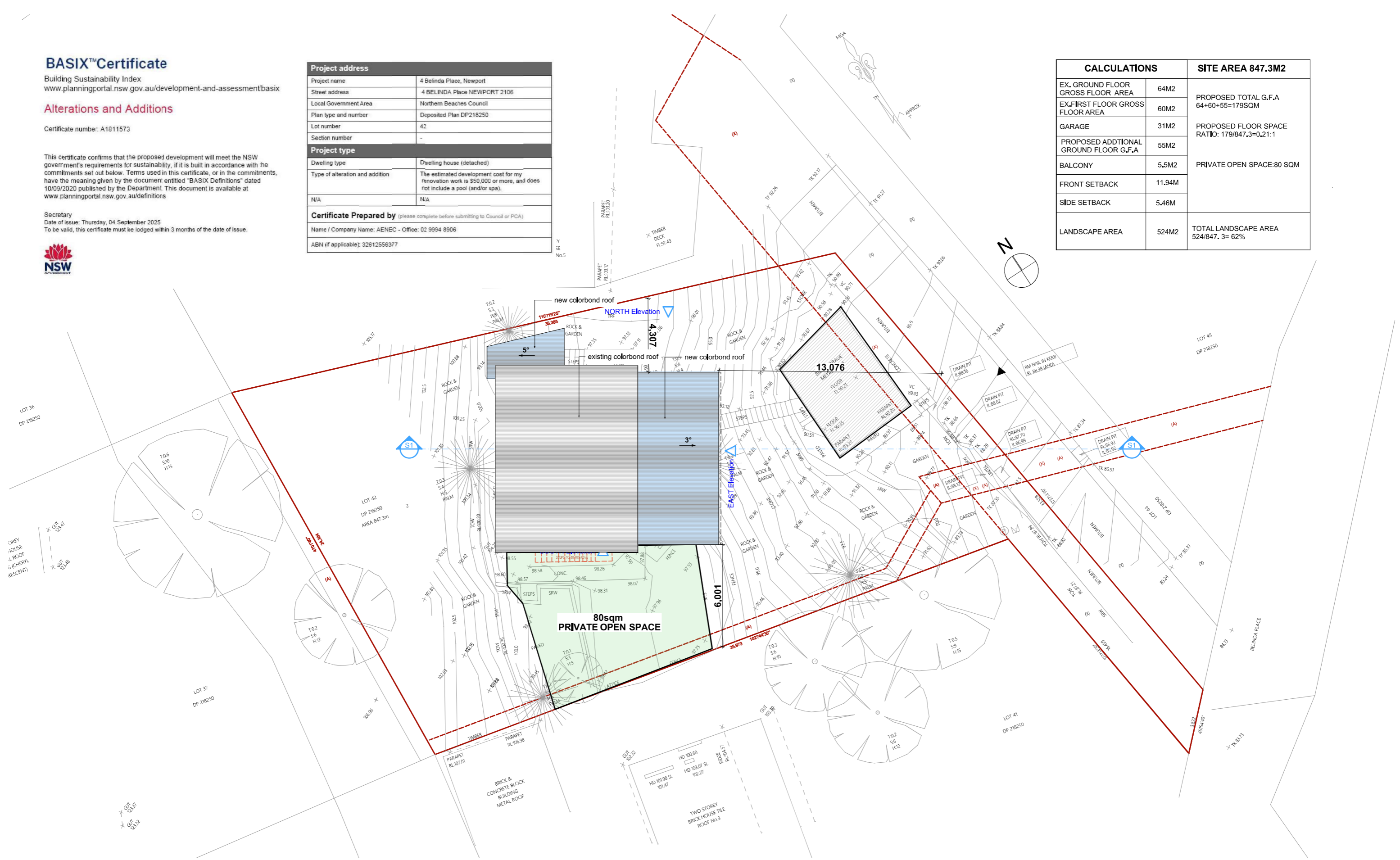
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary  
Date of issue: Thursday, 04 September 2025  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	4 Belinda Place, Newport
Street address	4 BELINDA Place NEWPORT 2106
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP218250
Lot number	42
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name	AENEC - Office: 02 9994 8906
ABN (if applicable)	32612556377

CALCULATIONS		SITE AREA 847.3M2
EX. GROUND FLOOR GROSS FLOOR AREA	64M2	PROPOSED TOTAL G.F.A 64+60+55=179SQM
EX. FIRST FLOOR GROSS FLOOR AREA	60M2	
GARAGE	31M2	PROPOSED FLOOR SPACE RATIO: 179/847,3=0.21:1
PROPOSED ADDITIONAL GROUND FLOOR G.F.A	55M2	
BALCONY	5.5M2	PRIVATE OPEN SPACE:80 SQM
FRONT SETBACK	11.94M	
SIDE SETBACK	5.46M	
LANDSCAPE AREA	524M2	TOTAL LANDSCAPE AREA 524/847,3= 62%



Project  
**Alterations and additions to ex. house**  
4 Belinda Pl, Newport NSW 2106  
Client  
Guanming Dong

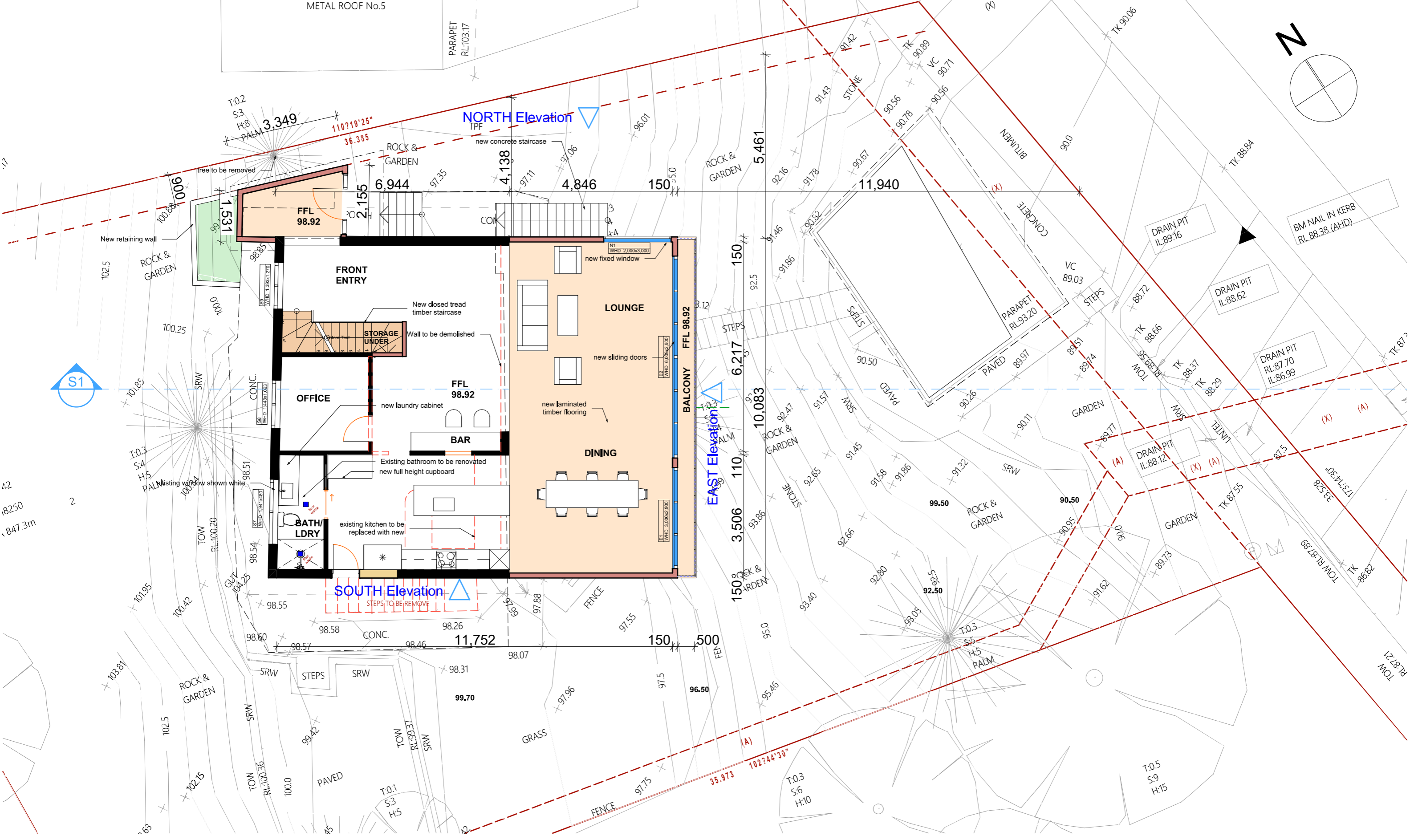


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Drg Title

# PROPOSED SITE PLAN

No.	Revision	Date	
Drawn SH	Checked TC	Approved	Scale 1:100/AS STATED
Project No 2526-048		Drawing No A0	Date July 2025
		Revision No.	



Project  
**Alterations and additions to ex. house**  
 4 Belinda Pl, Newport NSW 2106  
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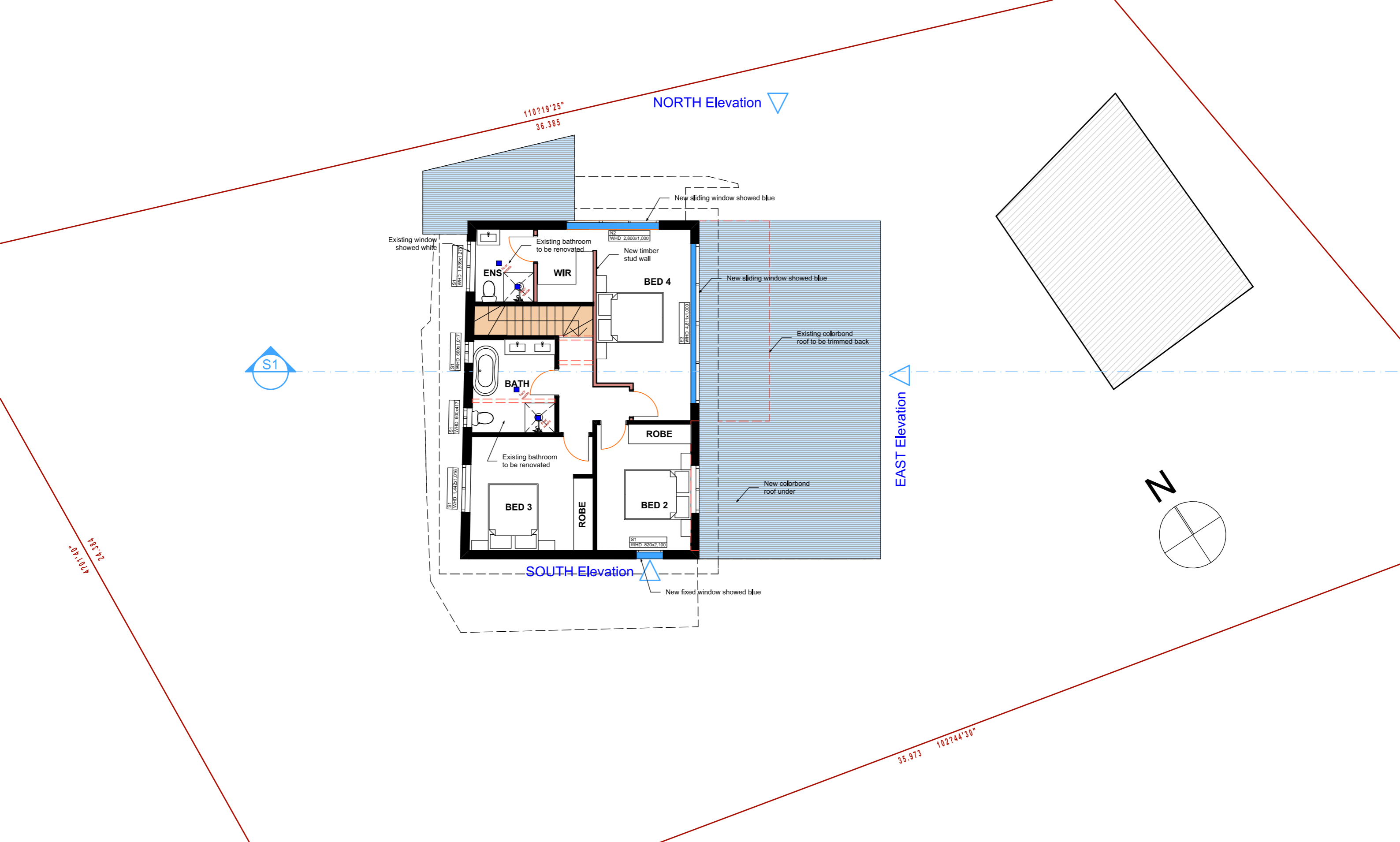


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Drg Title

# PROPOSED GROUND FLOOR

No.	Revision		Date	
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED	Date July 2025
Project No <b>2526-048</b>		Drawing No <b>A1</b>		Revision No.



Project  
**Alterations and additions to ex. house**  
 4 Belinda Pl, Newport NSW 2106

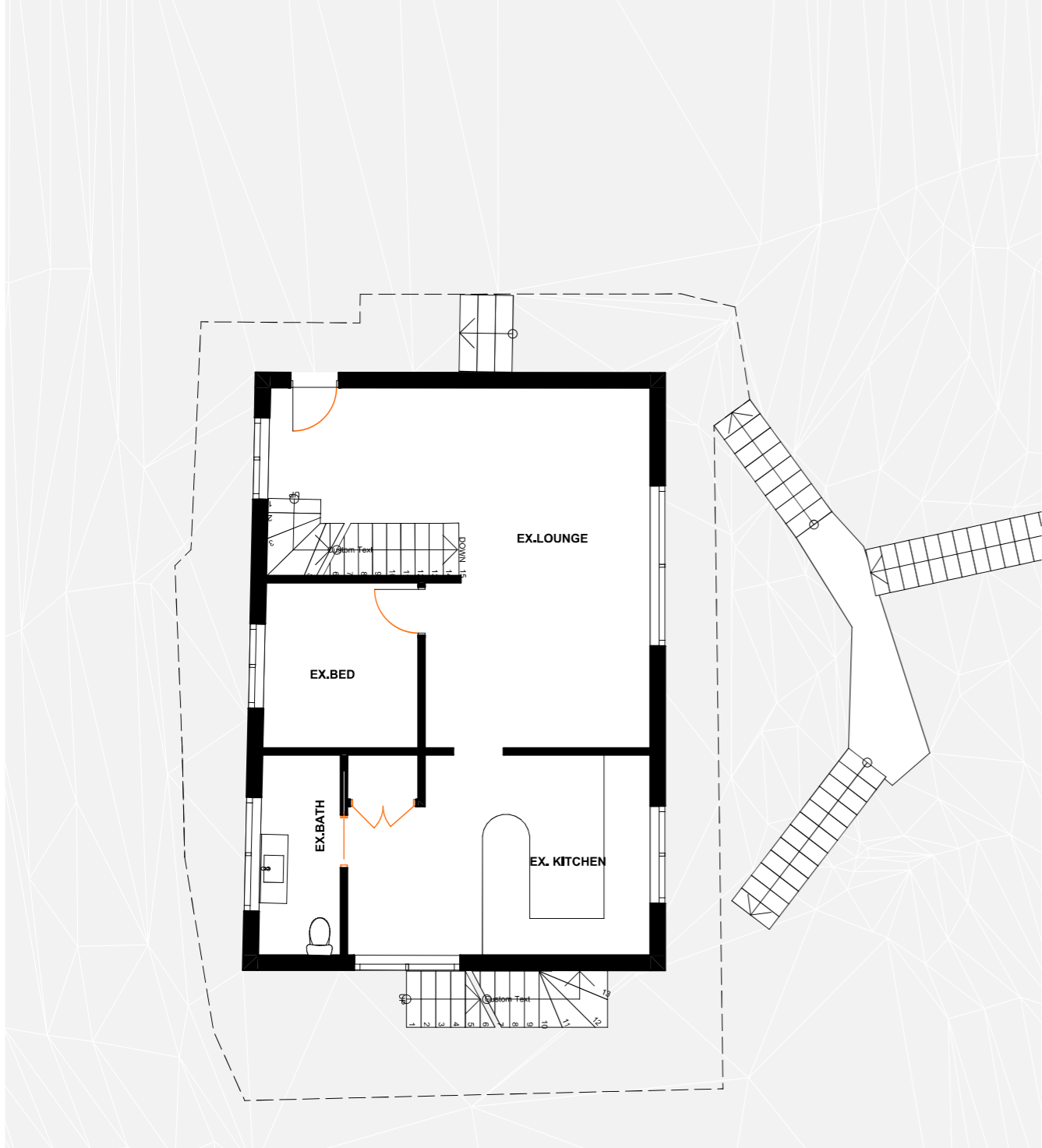
Client  
 Guanming Dong

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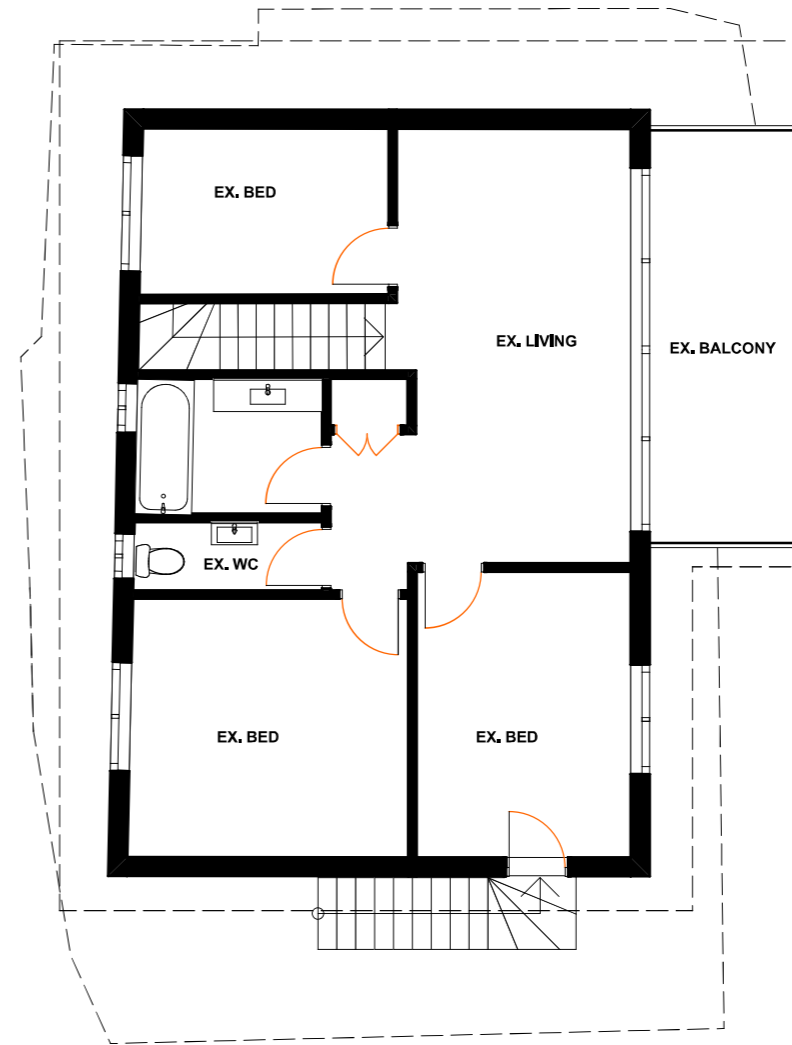
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Drg Title  
**PROPOSED FIRST FLOOR PLAN**

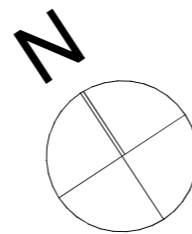
No.	Revision		Date
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED
Project No <b>2526-048</b>		Drawing No <b>A2</b>	Date July 2025
Revision No.			



EX. GROUND FLOOR PLAN 1:100



EX. FIRST FLOOR PLAN 1:100



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 Client  
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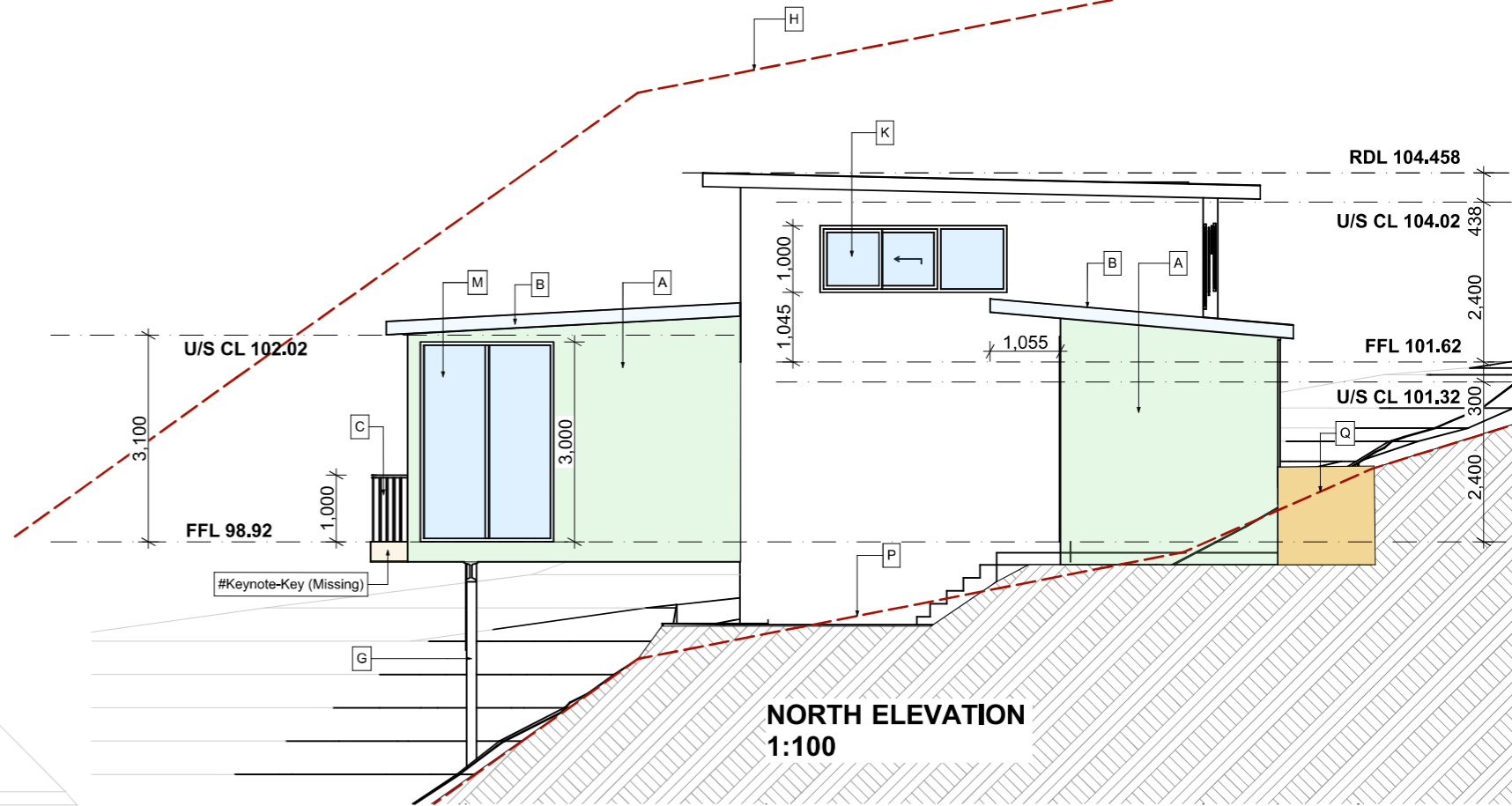
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Drg Title

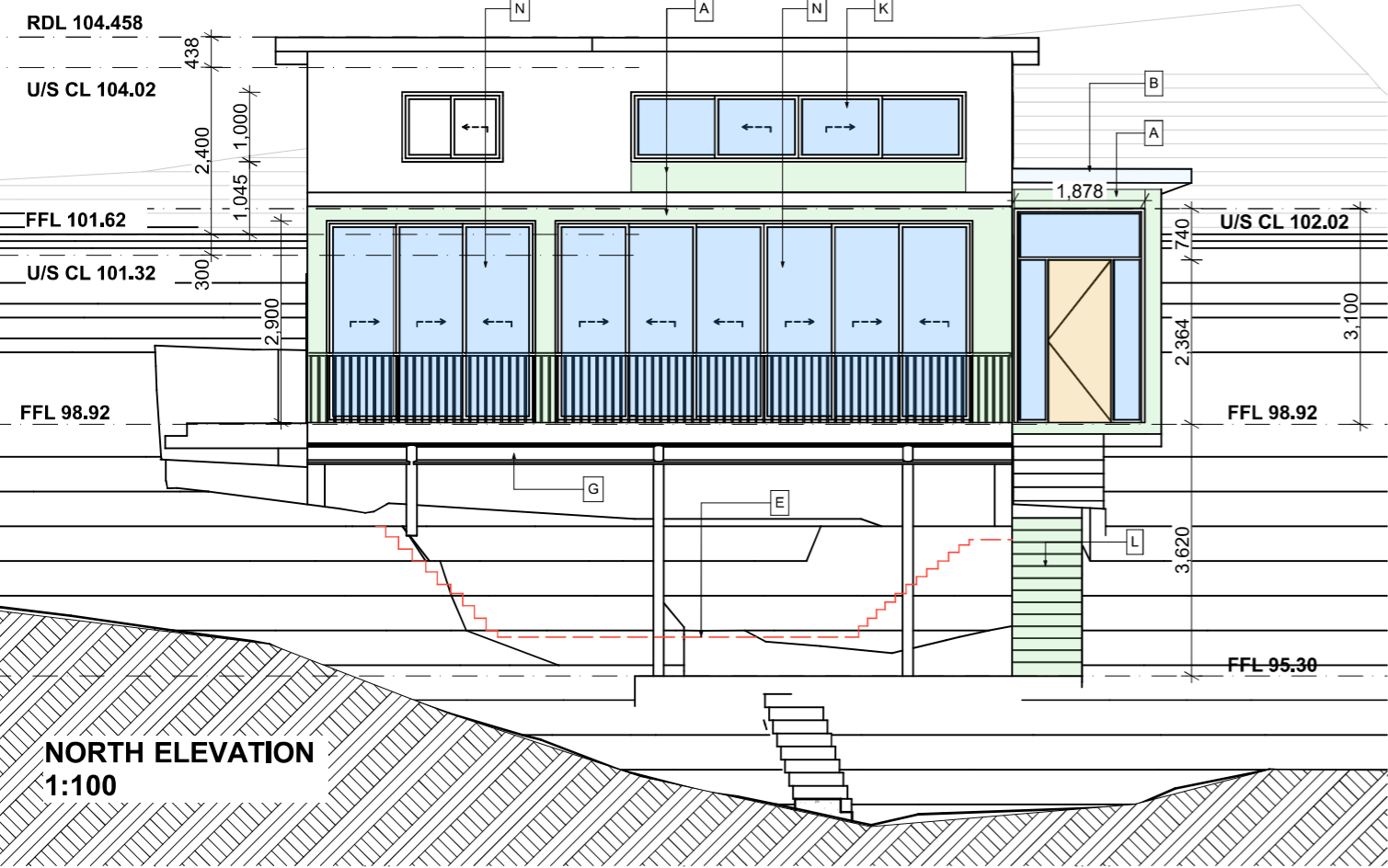
**EXISTING FLOOR PLANS**

No.	Revision	Approved		Scale	Date
Drawn SH	Checked TC			1:100/ AS STATED	July 2025
Project No <b>2526-048</b>		Drawing No <b>A3</b>		Revision No.	


- A RENDERED CFC CLADDING
- B COLORBOND TRIMDECK ROOF SHEETING
- C 1M HIGH ALUMINIUM BALUSTRADE
- E EXISTING STAIR TO BE REMOVED
- G STEEL POST AND BEAM TO ENGINEER'S DETAIL IN CC STAGE
- H 8.5 BUILDING HEIGHT LIMIT
- K POWDERCOATD ALUM.SLIDING WINDOW
- L NEW STAIRCASE
- M OWDERCOATD ALUM. FIXED WINDOW
- N OWDERCOATD ALUM.STAKER DOORS
- P EXISTING GROUND LINE
- Q NEW RETAINING WALL



**NORTH ELEVATION**  
1:100



**NORTH ELEVATION**  
1:100

<b>Project Specification</b>		Form # AE0.3	Australian Energy Efficiency Consulting E:info@aenec.com.au P:0416 316 204		
Project Address: 4 Belinda Place, Newport		BASIX CERTIFICATION NUMBER: A1811573			
This Project Specification outlines ONLY some of the BASIX commitments. For the full list, you must refer to BASIX document.					
<b>External Walls Specification:</b>					
Type	Material	Added Insulation	Colour	Detail	
Frame	Framed	R1.30	-	As per drawings	
<b>Internal Walls specification:</b>					
Type	Material	Added Insulation	Colour	Detail	
Frame	Plasterboard	Nil	-	-	
<b>Roof Specification:</b>					
Type	Material	Added Insulation	Colour	Detail	
Frame	As per Drawings	R3.00 + sarking	Dark	As per drawings	
<b>Floors Specification:</b>					
Type	Material	Added Insulation	Covering	Detail	
Frame	As per Drawings	R0.80	-	Above outdoor air	
<b>Window Specification:</b>					
Frame material	Glazing	U Value	SHGC	Detail	
Aluminum	Single	7.63 or Lower	0.75 or Lower	See BASIX	
Aluminum	Single - Low E	5.60 or Lower	0.36 or Lower	See BASIX	
As suitable	As suitable	2.30 or Lower	0.19 or Lower	See BASIX	
<b>Skylight Specification:</b>					
Frame material	Glazing		Detail		
U Value	SHGC		Detail		
<b>Various Notes if Applicable:</b>					
Showerheads	3 star no greater than 9lt/min flow rate				
Toilet Flush	3 star or no greater than 4 litres/flush				
Kitchen taps	3 star no greater than 9lt/min flow rate				
Bathroom taps	3 star no greater than 9lt/min flow rate				
Rainwater tank	N/A	Pool	N/A		
<b>NOTES:</b>					
1. ALL DOWNLIGHTS TO BE APPROVED NON VENTILATED WITH FIRERATED COVER/SHIELD TO ALLOW CONTINUOUS INSTALLATION OF INSULATION					
2. ALL vents and/or wall openings to be the 'SEALED' type.					
3. All insulation is to be installed in accordance with AS/NZS 4859.1					
4. All windows to comply with AS2047					

Project  
**Alterations and additions to ex. house**  
4 Belinda Pl, Newport NSW 2106  
Client  
Guanming Dong




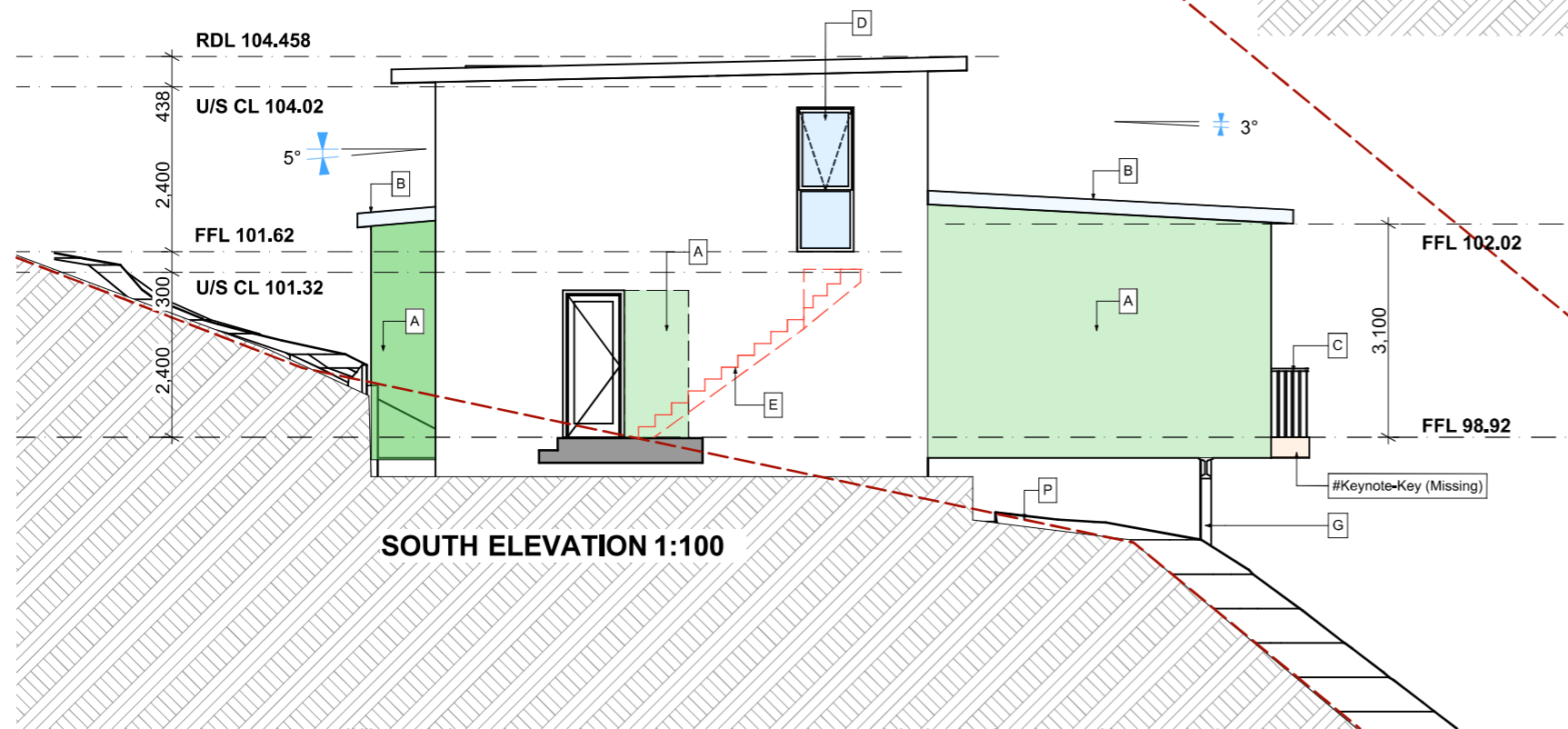
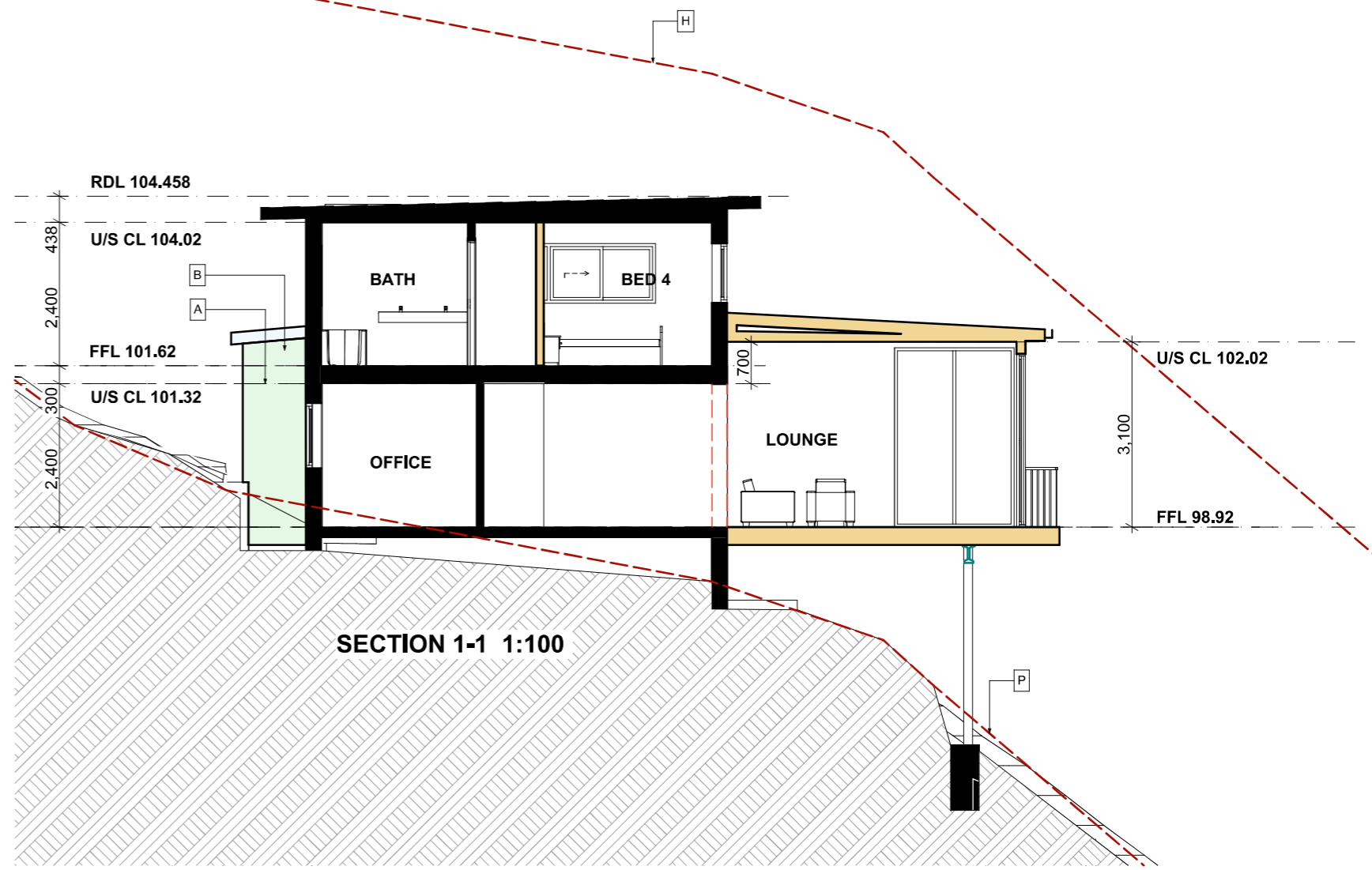
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Drg Title

# ELEVATIONS

No.	Revision			Date
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED	Date July 2025
Project No <b>2526-048</b>		Drawing No <b>A4</b>		Revision No.

<b>Project Specification</b>		Form # AE0.3	Australian Energy Efficiency Consulting E:info@aenec.com.au P:0416 316 204		
Project Address: 4 Belinda Place, Newport		BASIX CERTIFICATION NUMBER: A1811573			
This Project Specification outlines ONLY some of the BASIX commitments. For the full list, you must refer to BASIX document.					
<b>External Walls Specification:</b>					
Type	Material	Added Insulation	Colour	Detail	
Framed	Framed	R1.30	-	As per drawings	
<b>Internal Walls specification:</b>					
Type	Material	Added Insulation	Colour	Detail	
Framed	Plasterboard	Nil	-	-	
<b>Roof Specification:</b>					
Type	Material	Added Insulation	Colour	Detail	
Framed	As per Drawings	R3.00 + sarking	Dark	As per drawings	
<b>Floors Specification:</b>					
Type	Material	Added Insulation	Covering	Detail	
Framed	As per Drawings	R0.80	-	Above outdoor air	
<b>Window Specification:</b>					
Frame material	Glazing	U Value	SHGC	Detail	
Aluminium	Single	7.63 or Lower	0.75 or Lower	See BASIX	
Aluminium	Single - Low E	5.60 or Lower	0.36 or Lower	See BASIX	
As suitable	As suitable	2.30 or Lower	0.19 or Lower	See BASIX	
<b>Skylight Specification:</b>					
Frame material	Glazing	Detail			
U Value	SHGC	Detail			
<b>Various Notes if Applicable:</b>					
Showerheads	3 star no grater than 9lt/min flow rate				
Toilet Flush	3 star or no grater than 4 litres/flush				
Kitchen taps	3 star no grater than 9lt/min flow rate				
Bathroom taps	3 star no grater than 9lt/min flow rate				
Rainwater tank	N/A	Pool	N/A		
<b>NOTES:</b>					
1. ALL DOWNLIGHTS TO BE : APPROVED NON VENTILATED WITH FIRERATED COVER/SHIELD TO ALLOW CONTINUOUS INSTALLATION OF INSULATION					
2. ALL vents and/or wall openings to be the 'SEALED' type.					
3. All insulation is to be installed in accordance with AS/NZS 4859.1					
4. All windows to comply with AS2047					



- A RENDERED CFC CLADDING
- B COLORBOND TRIMDECK ROOF SHEETING
- C 1M HIGH ALUMINIUM BALUSTRADE
- D POWDERCOATED ALUM. AWNING WINDOW
- E EXISTING STAIR TO BE REMOVED
- G STEEL POST AND BEAM TO ENGINEER'S DETAIL IN CC STAGE
- H 8.5 BUILDING HEIGHT LIMIT
- P EXISTING GROUND LINE

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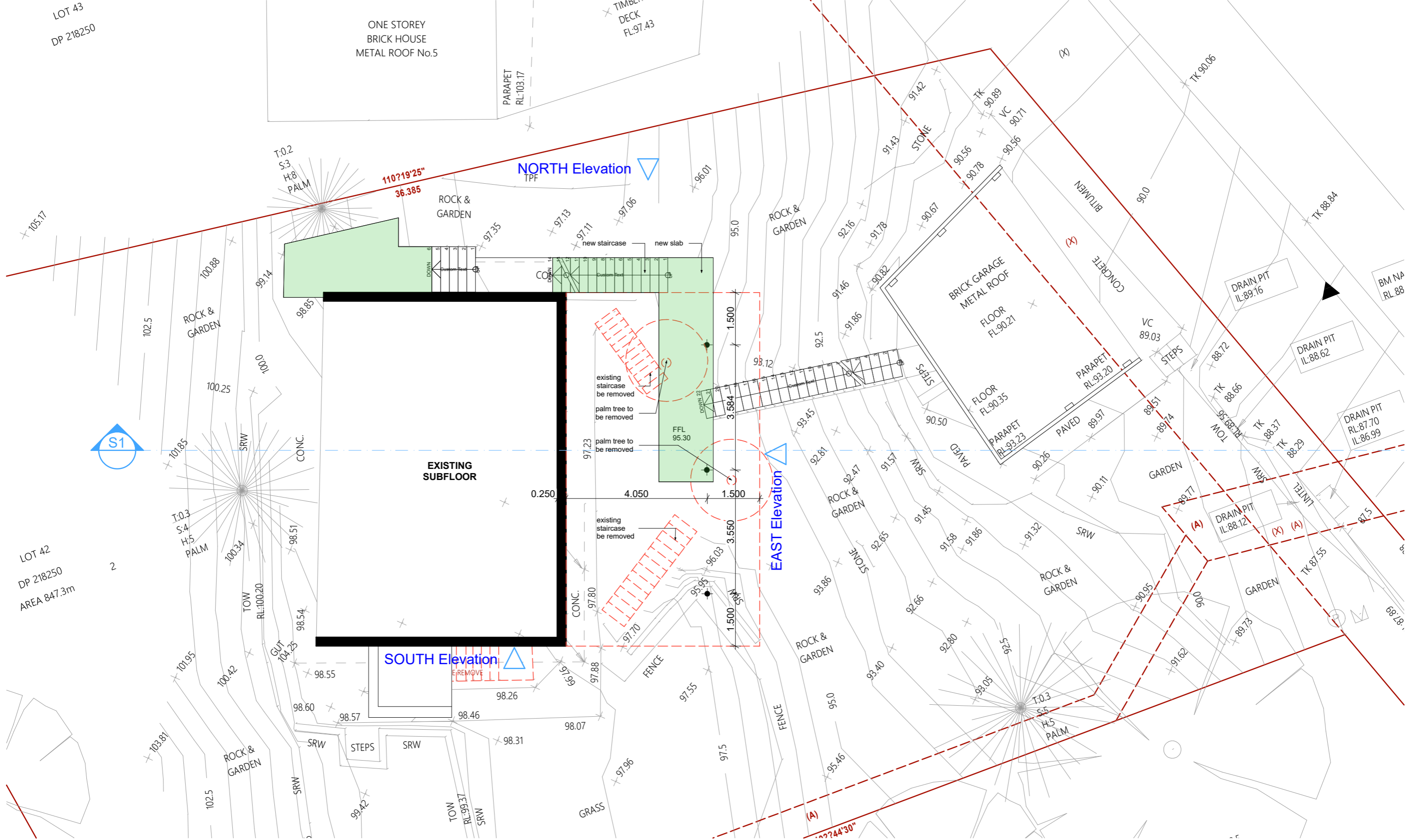


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## ELEVATION AND SECTION

No.	Revision		Date	
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED	Date July 2025
Project No <b>2526-048</b>		Drawing No <b>A5</b>		Revision No.



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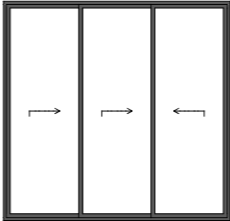
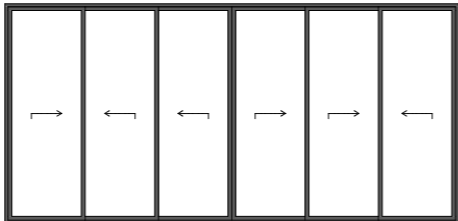
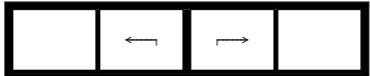


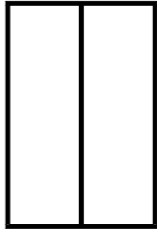
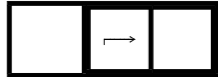
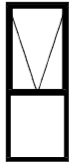
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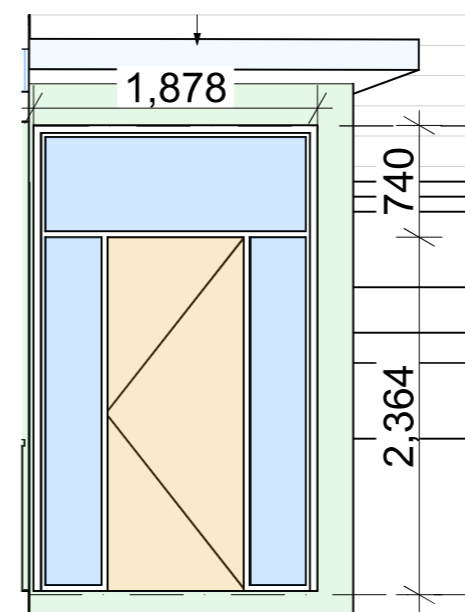
# UNDER GROUND FLOOR PLAN

No.	Revision			Date
Drawn SH	Checked TC	Approved	Scale 1:100/AS STATED	Date July 2025
Project No <b>2526-048</b>		Drawing No <b>A6</b>		Revision No.

Window List		
ID	W x H Size	View from Opening Side
E1	3.000×2.900	
E2	6.000×2.900	
E3	4.811×1.000	

N1	2.000×3.000	
N2	2.800×1.000	
S1	0.820×2.100	

NOTE: PROVIDE FLYSCREEN TO ALL WINDOW AND GLAZED DOOR OPENINGS



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Guanming Dong

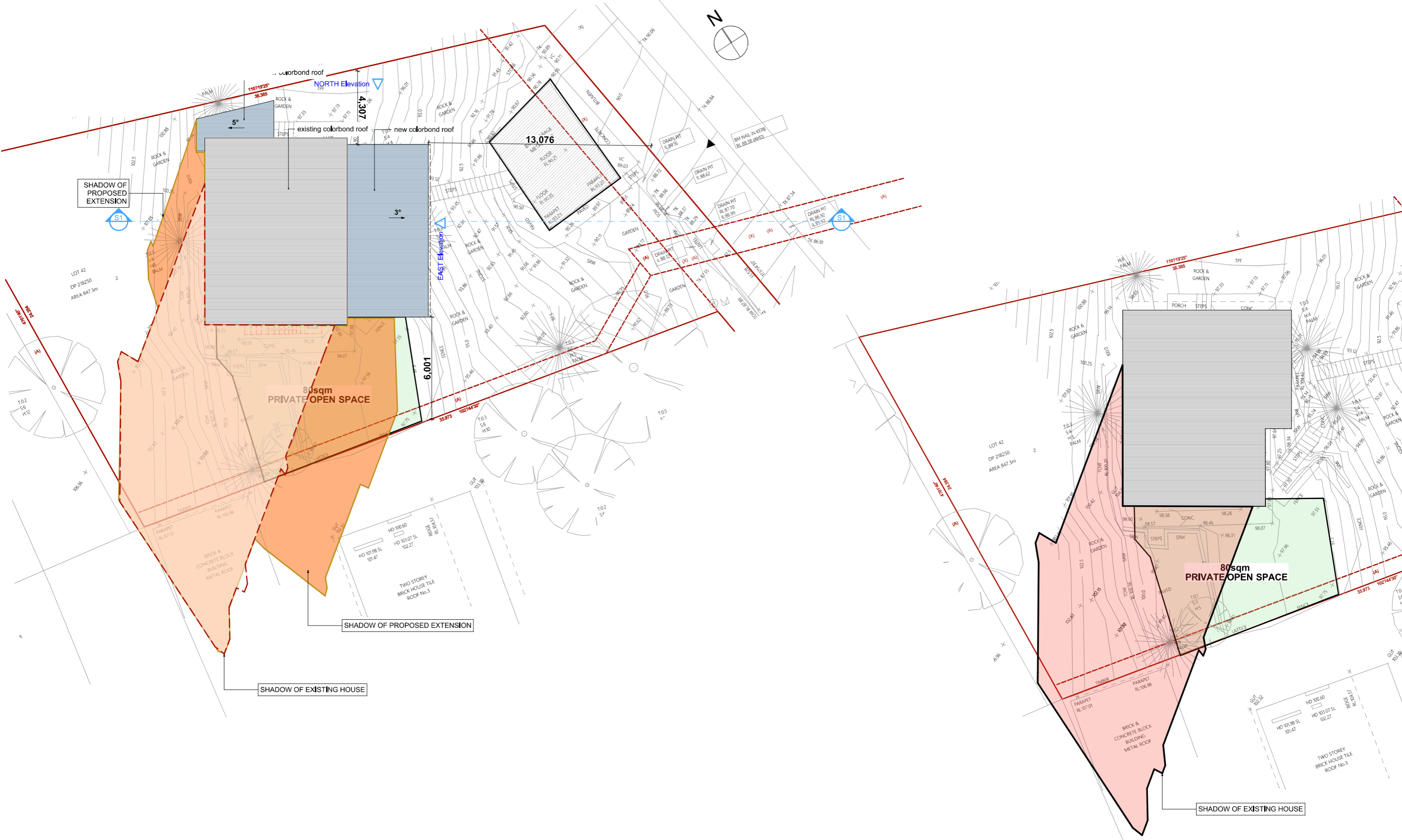


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Drg Title **WINDOW SCHEDULE**

No.	Revision		Date	
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED	Date July 2025
Project No <b>2526-048</b>		Drawing No <b>A7</b>		Revision No.





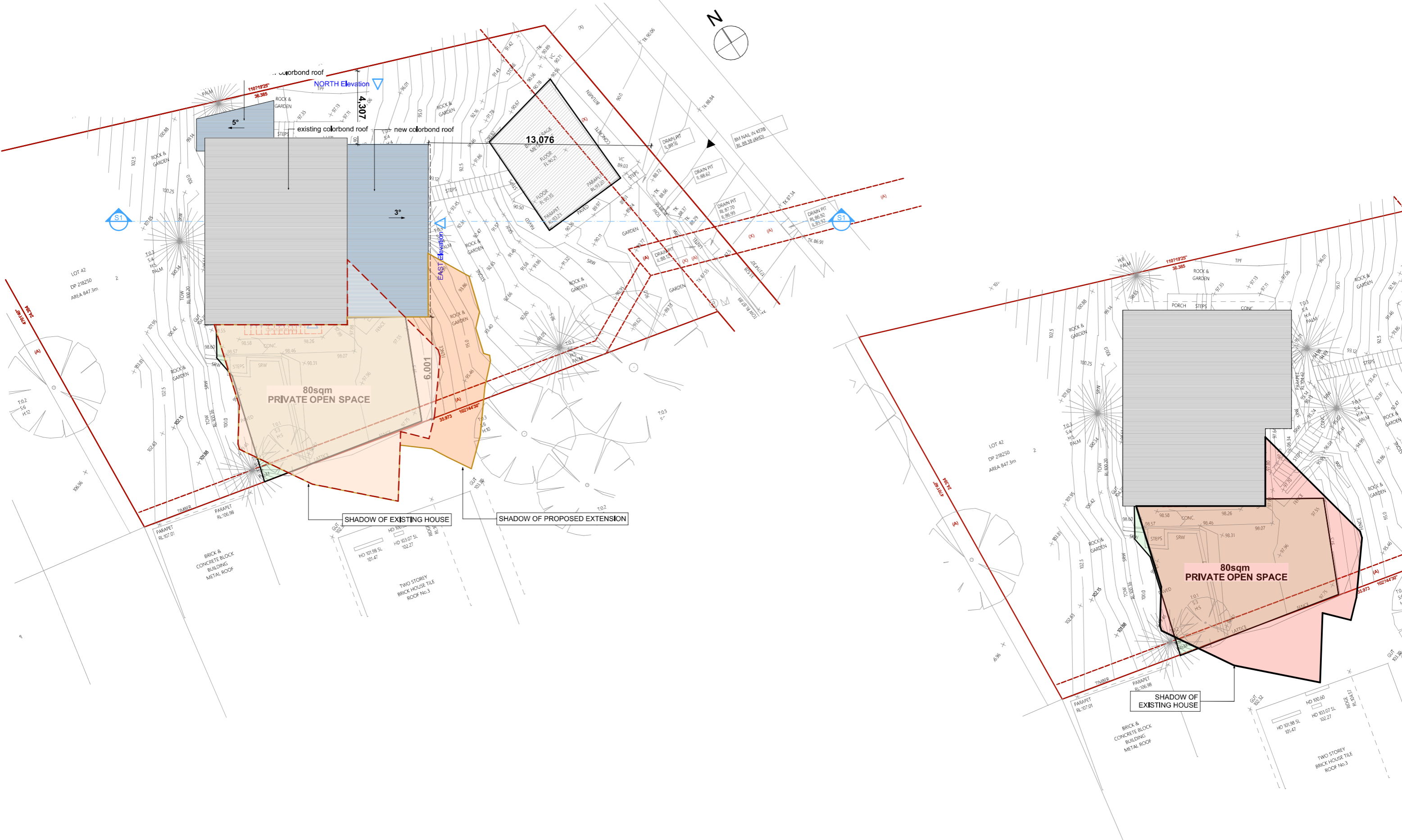
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Drg Title  
**JUNE 21 9:00AM  
 SHADOW DIAGRAM**

No.	Revision			Date
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED	Date July 2025
Project No <b>2526-048</b>		Drawing No <b>A8</b>		Revision No.



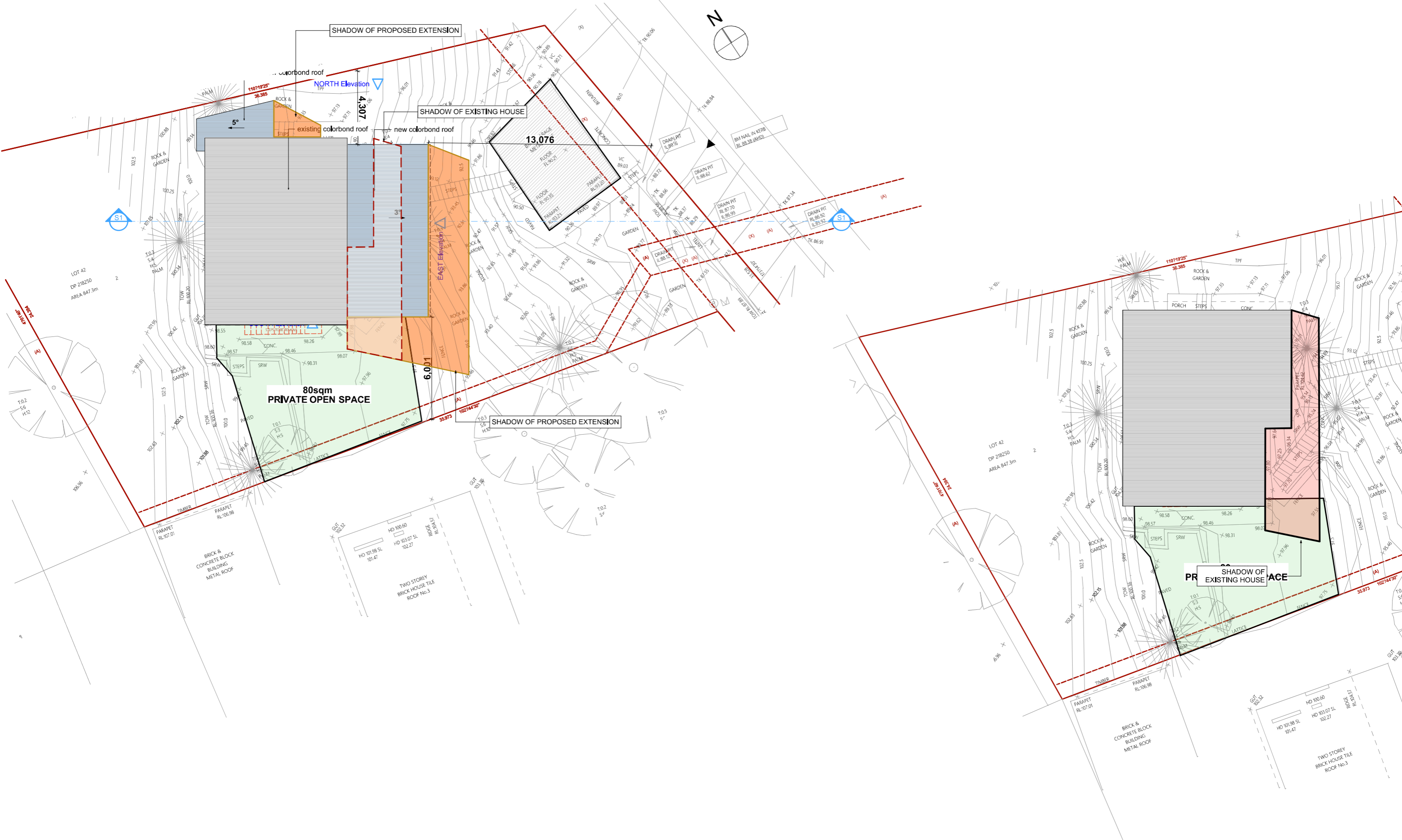
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Drg Title  
**JUNE 21 12:00 NOON  
 SHADOW DIAGRAM**

No.	Revision			Date
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED	Date July 2025
Project No <b>2526-048</b>		Drawing No <b>A9</b>		Revision No.



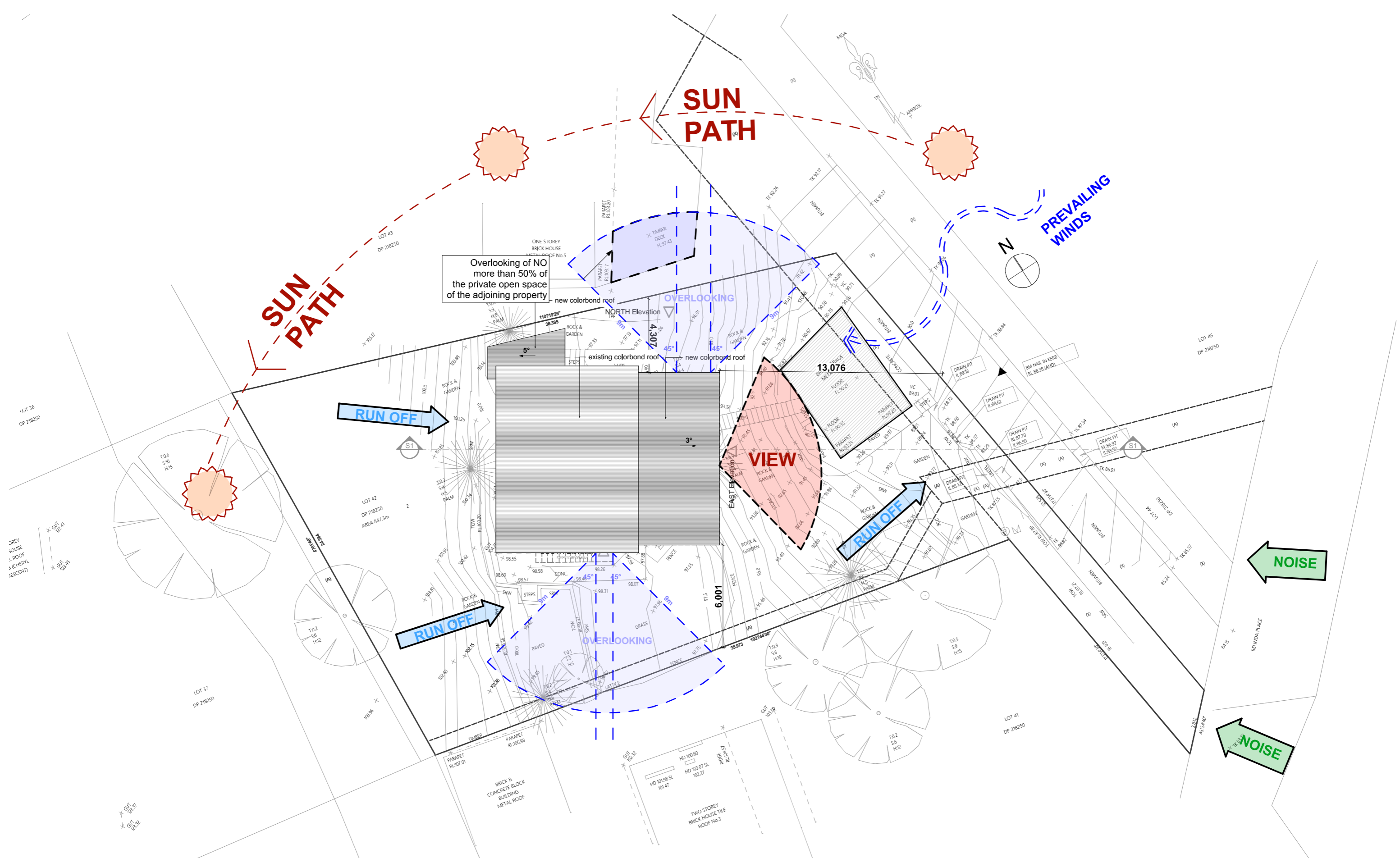
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Drg Title  
**JUNE 21 15:00PM  
 SHADOW DIAGRAM**

No.	Revision			Date
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED	Date July 2025
Project No <b>2526-048</b>		Drawing No <b>A10</b>		Revision No.



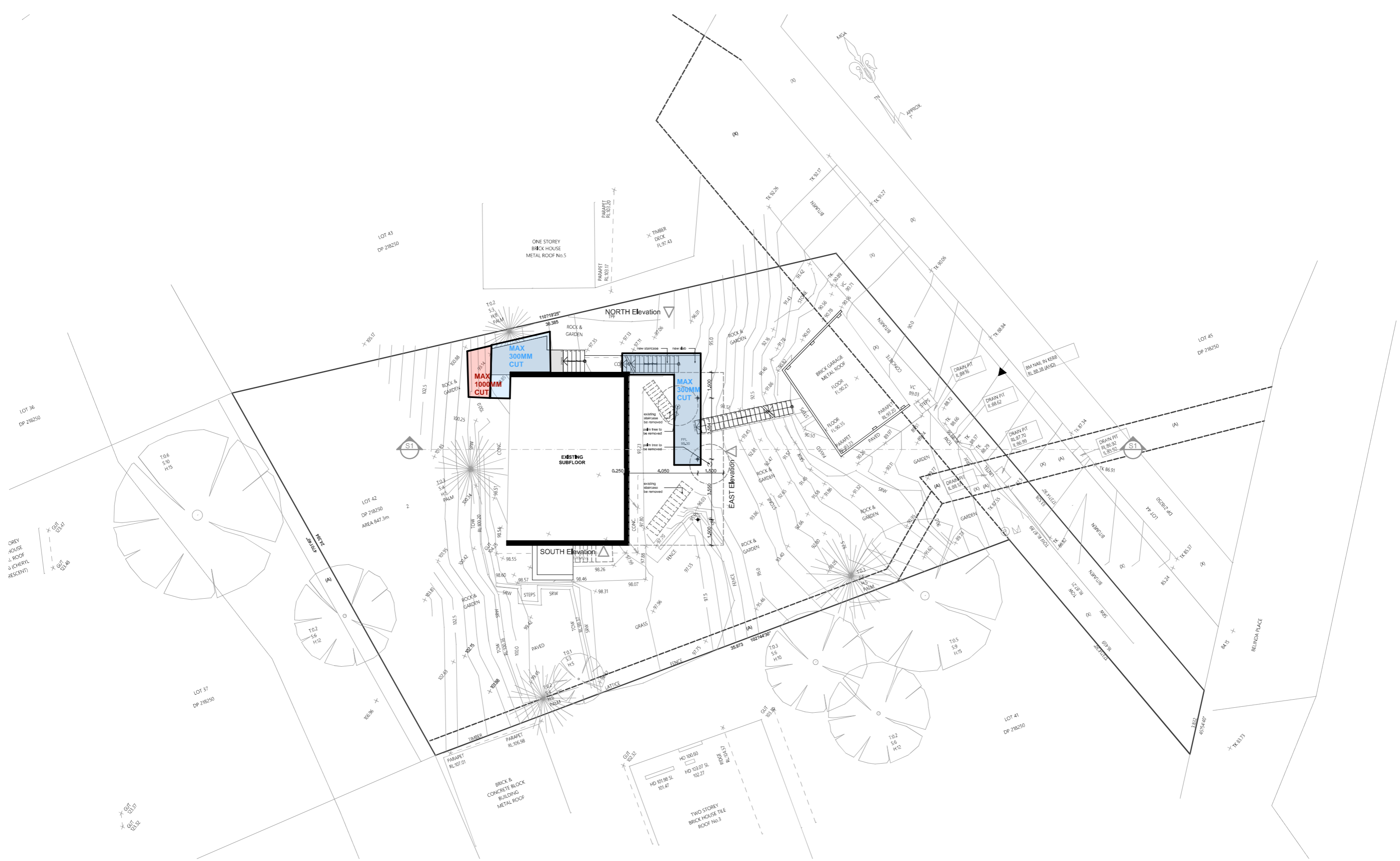
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Drg Title **SITE ANALYSIS**

No.	Revision		Date
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED
Project No <b>2526-048</b>		Drawing No <b>A11</b>	Date July 2025
			Revision No.



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Drg Title **EXCAVATION PLAN**

No.	Revision		Date
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED
Project No <b>2526-048</b>		Drawing No <b>A12</b>	Date July 2025
			Revision No.



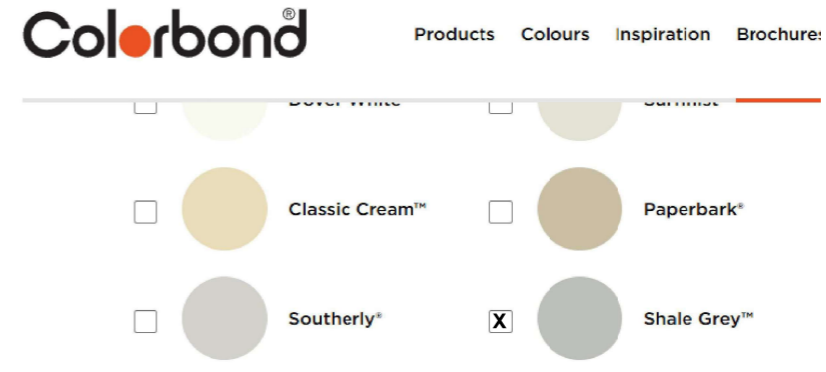
VISOR® balustrade system FLAT MATT BLACK



Powdercoated Aluminium Sliding Door/ windows MATT BLACK



External wall rendering Color Dulux SILKWORT



Colorbond roof, fascia, downpipes and gutters color SHALE GREY

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## SCHEDULE OF FINISHES

No.	Revision		Date
Drawn SH	Checked TC	Approved	Scale 1:100/ AS STATED
Project No		Drawing No	Revision No.
2526-048		A13	