

BASIX™ Certificate

Building Sustainability Index

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

Alterations and Additions

Certificate number: A1811001

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: Monday, 01 September 2025

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



Project address

Project name	Bekmann - 83 Crown Road, Queenscliff - S4.55
Street address	83 CROWN Road QUEENSCLIFF 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP17127
Lot number	6
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 includes a pool (and/or spa).
N/A	N/A

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

Name / Company Name: Incidental Architecture

ABN (if applicable): 33960748933

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 27.13 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		✓	✓

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.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

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 2m2, 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	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
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.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
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.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
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.	✓	✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W25	N	3.07	0	0	external louvre/blind (adjustable)	timber or uPVC, single toned, (or U- value: 5.67, SHGC: 0.49)			
W16a	N	12.7	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W5	N	2.83	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W6	N	8.84	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W7	N	3.62	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W19	N	11.79	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W20	N	4.44	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W14	E	5.09	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W15	E	2.3	1.38	4	eave/ verandah/ pergola/balcony ≥450 mm	timber or uPVC, single toned, (or U- value: 5.67, SHGC: 0.49)			
W2	E	6.76	0	0	projection/ height above sill ratio ≥0.36	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W3	E	6.76	0	0	projection/ height above sill ratio ≥0.36	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W1	S	4.08	0	0	none	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W12	S	6.9	0	0	projection/ height above sill ratio ≥0.23	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W9	W	2.88	0	0	external louvre/ blind (fixed)	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W24	W	1.79	7.41	4.5	none	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			


Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W26	N	7.08	0	0	eave/ verandah/ pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W27	E	3.4	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W28	E	3.4	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W29	S	5.7	0	0	eave/ verandah/ pergola/balcony ≥600 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W30	N	4.37	0	0	eave/ verandah/ pergola/balcony ≥750 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			


Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W31	E	2.38	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W32	W	2.38	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W13	S	4.7	0	0	none	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W17	S	4.6	0	0	projection/ height above sill ratio ≥0.43	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W18	N	2.5	0	0	projection/ height above sill ratio ≥0.43	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.