

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A1751219_03

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.basix.nsw.gov.au

This certificate is a revision of certificate number A1751219_02 lodged with the consent authority or certifier on 09 October 2024 with application PAN-472537.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Tuesday, 21 January 2025

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



Project address

Project name	7 Crane Lodge Place, Palm Beach_03
Street address	7 CRANE LODGE Place PALM BEACH 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP31294
Lot number	12
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: Damian O'Toole Town Planning Pty Ltd

ABN (if applicable): 75105123420

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 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			
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A			
external wall: other/undecided	R1.70 (including construction)				
flat ceiling, pitched roof	ceiling: R2.75 (up), roof: thermocellular reflective	dark (solar absorptance > 0.70)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.54 (up), roof: thermocellular reflective	dark (solar absorptance > 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.		✓	✓
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			
W1	S	2.62	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	1.22	12	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D1	S	5.53	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	S	0.94	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	S	2.82	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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			
W5	S	2.84	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	S	2.46	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	N	1.54	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	N	1.11	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	S	2.93	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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			
W10	S	2.9	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2	E	4.46	6	2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D3	S	4.12	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D4	S	4.12	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	S	4.58	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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			
W12	W	3.27	8	2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	N	1.73	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	N	2.28	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	N	2.93	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	N	1.94	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			


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			
W17	E	1.35	8	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	N	4.1	8	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D5	S	6.25	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D6	S	5.32	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			


Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	✓
Each skylight 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.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	0.49	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S2	0.49	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S3	0.49	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			

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.